





- **Excellent Location**
- **Two Bedrooms**
- **Competitive Asking Price**
- **Double Glazing**
- **Viewing Recommended**
- **Ground Floor Flat**
- **In Need of Updating**
- **Gas Central Heating**
- **Council Tax Band *A***
- **Call For More Information**





This two-bedroom, ground floor flat is positioned on the ever-popular Park Crescent East, in North Shields. Offered for sale with the benefit of no onward chain.

The property is in need of some cosmetic updating and briefly comprises: - entrance hall with storage, two bedrooms, the generous main with a bay window, lounge, kitchen with fitted wall and floor units, integrated oven and hob, and access to the rear. There is also a bathroom and separate w.c. The property further benefits from gas central heating and double glazing. Externally there is a shared yard to the rear.

The property is in an excellent location, close to Northumberland Park, Tynemouth Golf Club, and is only a short distance from Long Sands beach and the Fish Quay. A fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. The A1058 Coast Road is close by, so you have a direct route towards Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family, the property is well located for access to very well-regarded schools.

For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *A*.



Ground Floor



Living Room 13'0" x 13'6" (3.97 x 4.14)

Kitchen 10'5" x 7'10" (3.20 x 2.39)

Main Bedroom 12'7" x 15'9" (3.85 x 4.81)

Bedroom Two 9'6" x 9'4" (2.92 x 2.87)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	67	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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