





2



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- First Floor Flat
- Gas Central Heating
- Off-Street Parking
- Unfurnished With White Goods
- Generous Sized Bedrooms
- Two Bedroom Home
- Private Gardens
- Available Now
- Central Location
- Council Tax *A*





TWO BEDROOM FIRST FLOOR APARTMENT

We offer to let this traditional styled first floor flat positioned on the popular Balkwell Avenue in North Shields. The property is available now and offered unfurnished with white goods.

Briefly comprising: - light and airy lounge with bay window, kitchen with fitted wall and floor units, three-piece bathroom WC with overhead shower, and two double bedrooms. Externally there is a driveway to the front, providing off-street parking, and a paved and lawned garden to the rear.

This central location is close to a wealth of local amenities including cafes, bars, and restaurants, offering plenty of options for dining and socializing. The beach is within easy reach and perfect for enjoying the coastal walks. There are excellent transport links in the area including the A1058 Coast Road which makes accessing Newcastle City Centre quick and convenient. Public transport is also readily available, with key bus routes and Metro services ensuring excellent connectivity.

Please call our Tynemouth branch on 0191 257 2000 for more information or to book a viewing.

Council Tax Band *A*.



First Floor




Lounge 14'3" x 11'9" (4.35 x 3.60)

Kitchen 10'10" x 9'5" (3.32 x 2.88)

Bedroom One 15'8" x 11'8" (4.78 x 3.56)

Bedroom Two 8'11" x 10'11" (2.74 x 3.33)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

The difference between house and home

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