



Jan Forster
FOR SALE
0191 236 1078
janforster.co.uk

Jan Forster



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- No Onward Chain
- End Of Terrace House
- Two Bedroom Property
- Gas Central Heating
- Close To Tynemouth
- Excellent Location
- Period Home
- Contemporary Bathroom
- Double Glazing
- Council Tax Band *A*



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A fantastic opportunity to acquire this two-bedroom, end of terrace house on the popular Rosedale Terrace, in North Shields. The property will appeal to a variety of buyers including first time, downsizers, and young families. Offered for sale with the benefit of no onward chain.

Internally the flat briefly comprises: - entrance lobby, hallway, lounge with bay window, dining room with patio door access to the rear and a kitchen with fitted wall and floor units along with an integrated oven and hob. To the first floor there are two double bedrooms and a family bathroom WC with four-piece suite including free standing bathtub and shower cubicle. Further benefits include gas central heating and double glazing.

Externally there is a town garden to the front and there is a private yard to the rear.

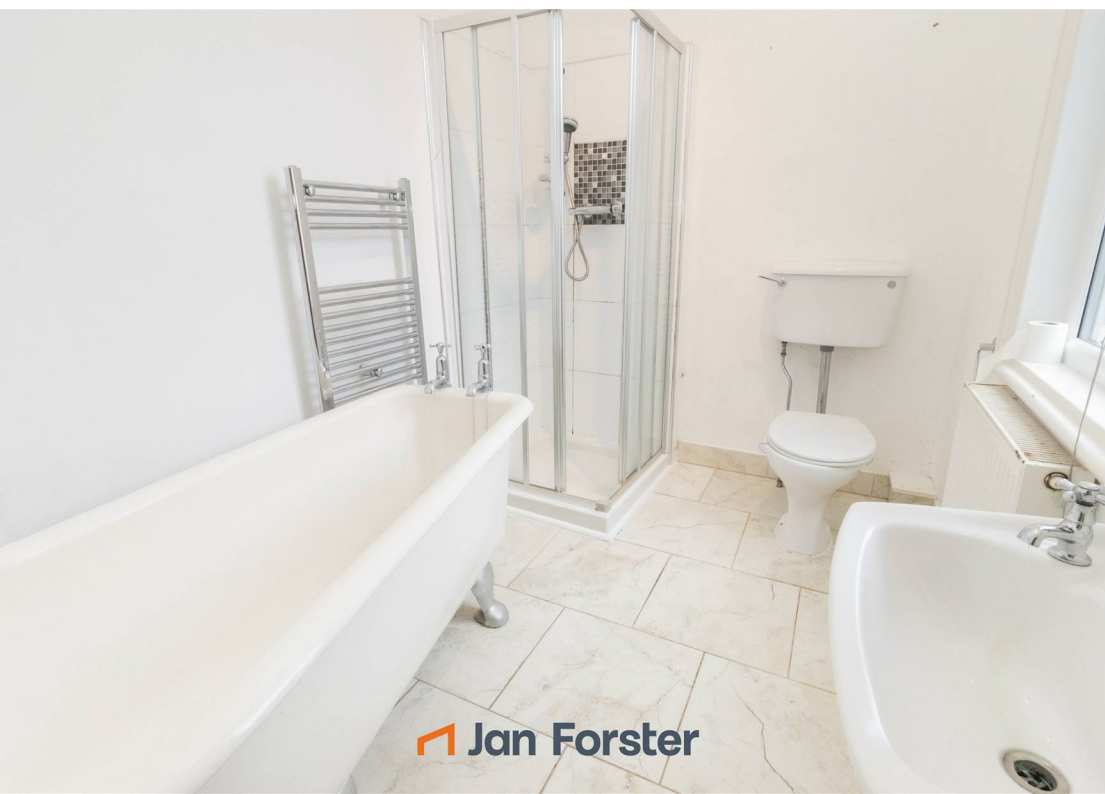
The exact location of this property is very central, and you have direct access to Tynemouth village. You are also close to Northumberland Park which is a lovely place to visit and are also within walking distance of North Shields town centre; with access to the Tyneside Metro service which will have you into Newcastle city centre in some 15 minutes. There are a wide variety of shops available, a local golf course, and some beautiful beaches within easy reach.

Interested parties are urged to arrange a prompt and essential internal viewing. Please call 0191 257 2000 for more information.

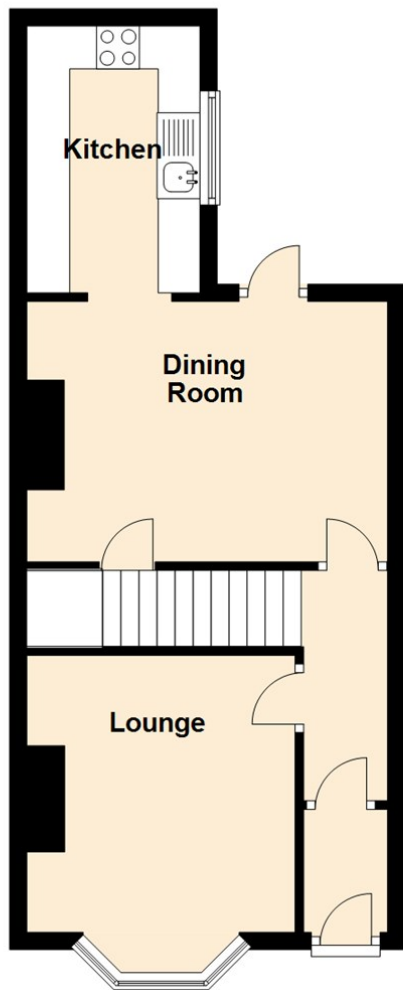
Tenure

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

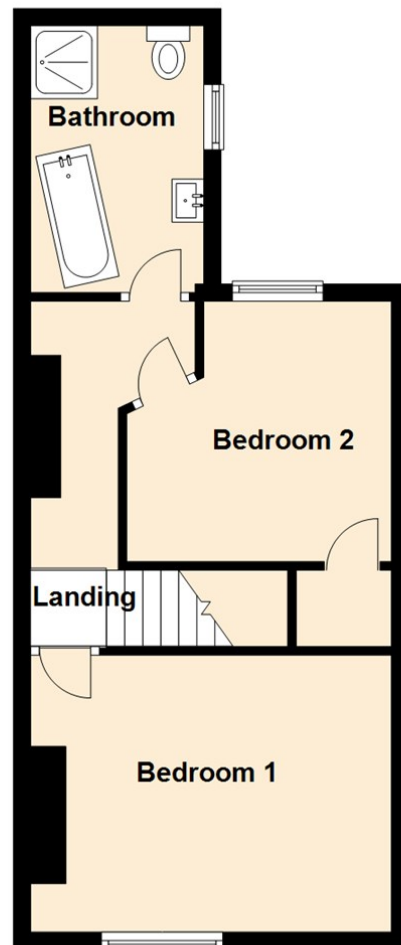
Council Tax band *A*.



Ground Floor



First Floor



Lounge 13'6" x 10'5" (4.13 x 3.19)

Dining Room 14'0" x 9'10" (4.28 x 3.02)

Kitchen 9'11" x 6'7" (3.04 x 2.01)

Bedroom One 14'1" x 10'7" (4.30 x 3.25)

Bedroom Two 10'5" x 10'0" (3.20 x 3.05)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(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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