



 Jan Forster

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Norham Road | | North Shields | NE29 7AH
Auction Guide £57,000



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- For Sale by Modern Auction • T & C's Apply
- Subject to Reserve Price • Buyers Fees Apply
- First Floor Flat • Ideal First Time Buy
- Council Tax Band *A* • Leasehold
- Viewing Recommended • Call For More Information





**** 360° Tour | <https://www.madesnappy.co.uk/tour/1gfd7g1eaeed> ****

Nestled on the ever-popular Norham Road in North Shields, this charming three-bedroom first floor flat presents a fantastic opportunity for first-time buyers and investors alike. Tastefully positioned in a sought-after residential area, the property is offered for sale with the added benefit of no upper chain.

For sale by Modern Method of Auction: Starting Bid Price £57,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

Internally the property briefly comprises: - entrance hallway and stairs to the first floor landing, three good sized bedrooms, lounge with dual aspect windows, well appointed kitchen with fitted units, integrated oven and hob, and and bathroom WC with overhead shower. The rear lobby has stair access to the rear yard. Further benefits include gas central heating and double glazing.

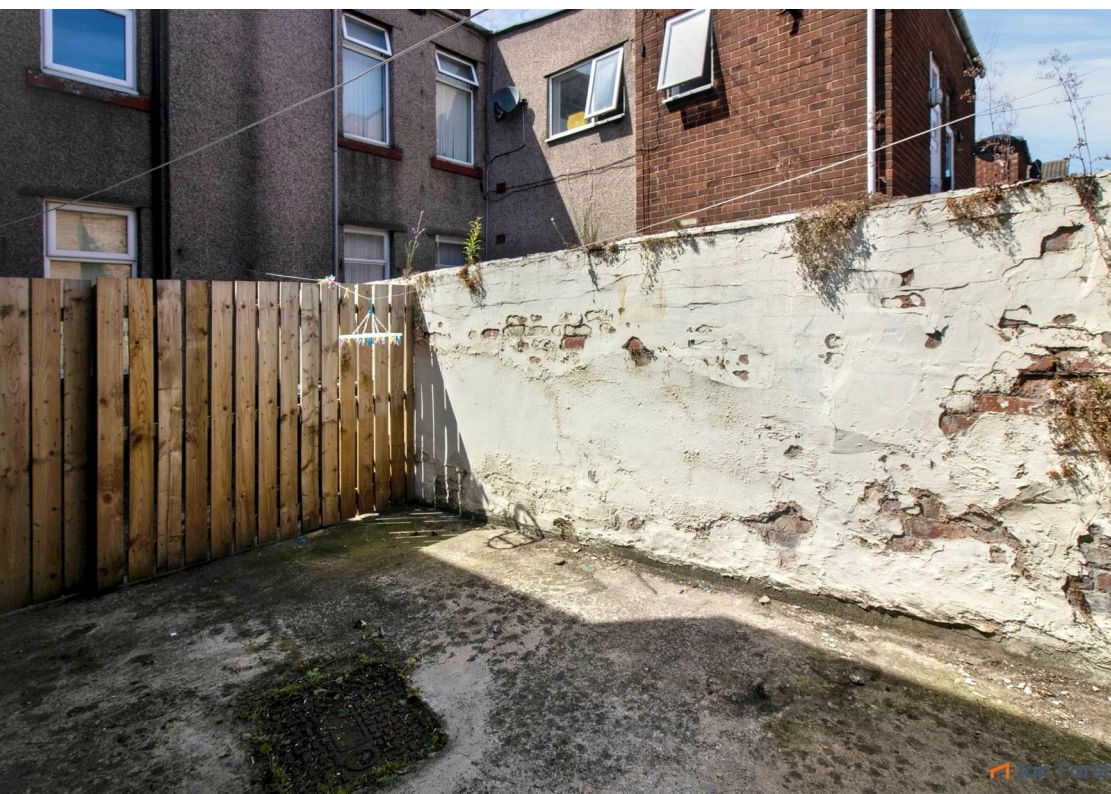
The location is close to a wealth of local amenities including shops, schools, and transport links with superb A19 Motorway access for commuting.

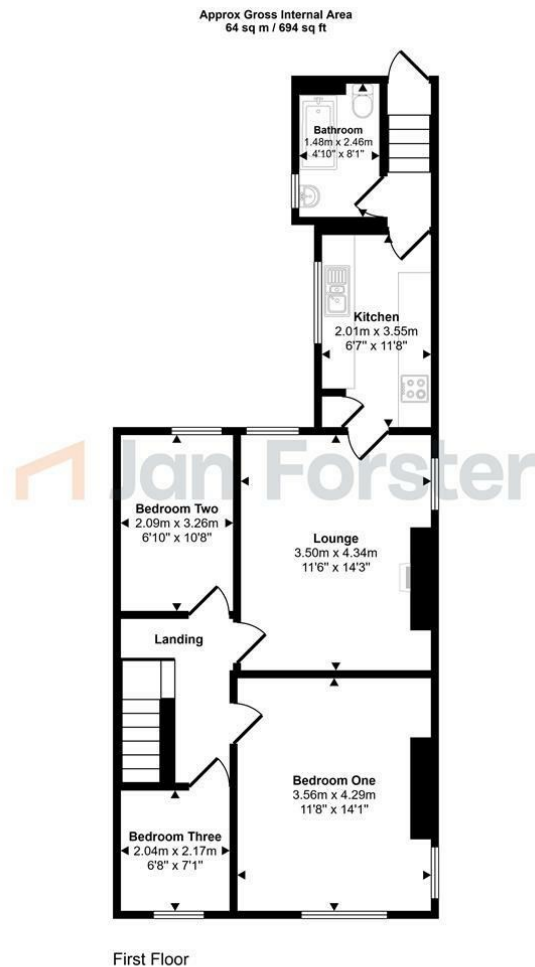
For more information and to book a viewing, please call our Tynemouth branch on 0191 257 2000.

Tenure

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

Council Tax band *A*.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Lounge 11'5" x 14'2" (3.50 x 4.34)

Kitchen 6'7" x 11'7" (2.01 x 3.55)

Bedroom One 11'8" x 14'0" (3.56 x 4.29)

Bedroom Two 6'10" x 10'8" (2.09 x 3.26)

Bedroom Three 6'8" x 7'1" (2.04 x 2.17)

Auctioneer's Comments

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76
England & Wales		EU Directive 2002/91/EC

The difference between house and home

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