

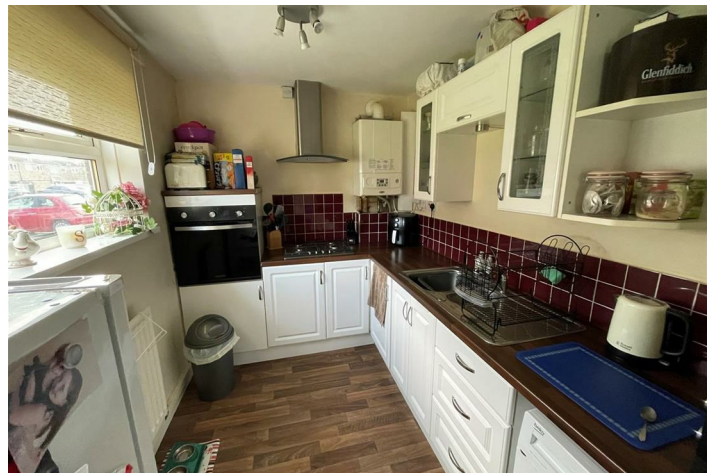


## 20 Drury Lane

, North Shields NE29 8SR

- Ground Floor Flat
  - Lounge
  - Bathroom/w.c.
- Gas Central Heating
- No Upper Chain
- Two Bedrooms
- Fitted Kitchen
- Paved Garden
- Upvc Double Glazing
- Viewing Recommended

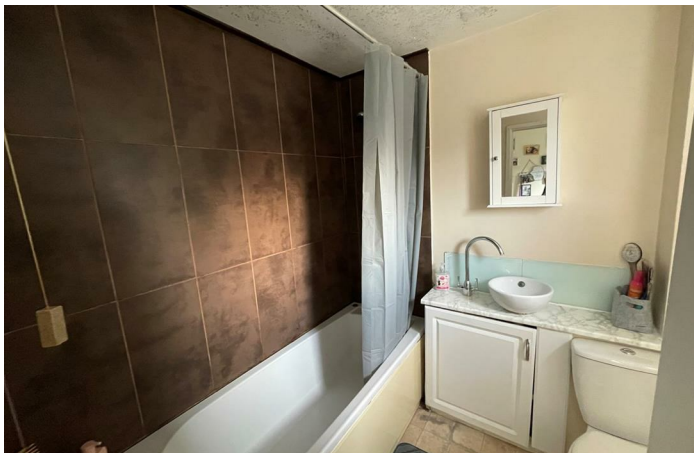
**£89,950**







Rarely to the market we welcome this two bedroomed ground floor flat situated in a popular area convenient for great road links and local amenities. The property will be sold with vacant possession. The accommodation on offer briefly comprises Entrance Hallway, Fitted Kitchen with a good range of wall and floor units, Good sized Lounge, Two Bedrooms, Bathroom/w.c. The flat has gas central heating with a recently installed boiler and Upvc double glazing. Externally there is a paved garden area. Viewing recommended.



**Entrance Hallway**

**Lounge**

13'5 x 11'9

**Kitchen**

9'7 x 6'11

**Bedroom 1**

12'4 x 9'11

**Bedroom 2**

9'2 x 5'5

**Bathroom/w.c.**

6'3 x 6'10

**External**

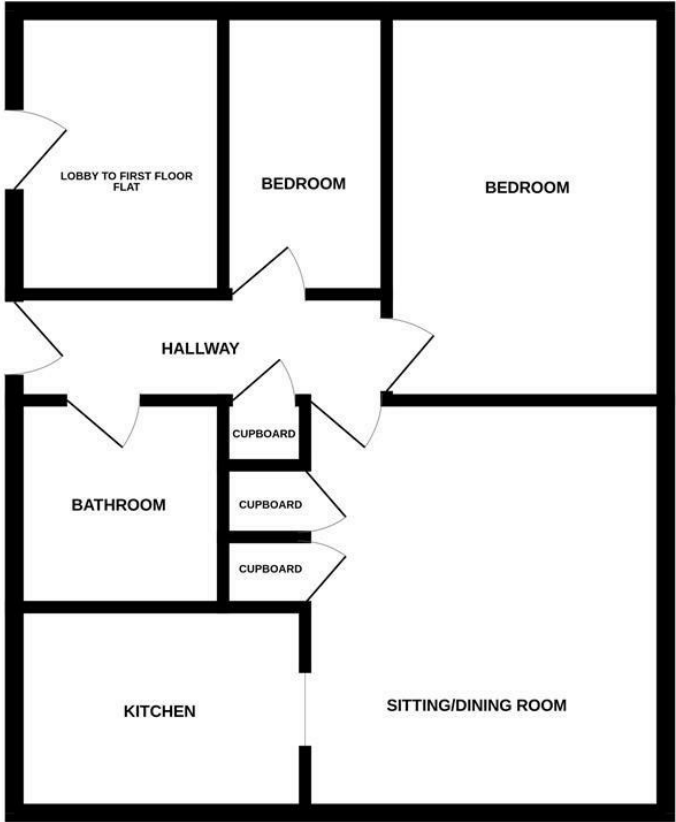
Paved garden to the side.

Local Authority  
Council Tax Band  
EPC Rating C  
Tenure Leasehold

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.