

SIGNATURE

NORTH EAST

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📍 Salisbury Avenue, North Shields NE29 9PF

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Offers Over £159,950

This is a RARE & DESIRABLE property. To watch or bid visit Rare & Desirable, The Bidding Platform. All viewings and surveys must be arranged via the Estate Agent.

Signature North East are delighted to welcome this charming two-bedroom upper floor Tyneside flat to the market, ideally located in North Shields. Perfectly positioned between North Shields, Tynemouth, and Marden Estate, this property boasts excellent access to nearby amenities, transport links, and coastal attractions. With its contemporary features and convenient setting, this home presents a fantastic opportunity for families or professionals seeking an easy commute across North Tyneside.

Upon entry, you are greeted by a private entrance porch, with a staircase leading to the first-floor landing. The journey begins in the spacious living room, which offers ample space for your desired furnishings, a large window allowing natural light to flood the room, and a feature fireplace with a log burner creating a warm and inviting focal point. An open doorway leads seamlessly into the separate dining room, previously a third bedroom, perfect for entertaining or family meals. The kitchen is fitted with a range of wall and base units, providing practicality and storage.

Continuing through the property, you will find two generously sized bedrooms, both able to comfortably accommodate a double bed alongside additional furnishings. Completing the interior is the well-presented bathroom, featuring a bathtub with overhead shower, hand basin, and W.C.

Externally, this property offers a private yard space that has been thoughtfully converted into an outdoor shelter area, ideal for storage or versatile use. Additionally, on-street parking is available directly outside the property with no permit required.

This property is being sold via the Modern Method of Sale, meaning the buyer and seller are required to complete within the agreed timescale of either 56 or 100 days (the "Reservation Period").

The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee equal to 4.5% of the purchase price (including VAT), subject to a minimum of £6,600.00 including VAT. This fee reserves the property for the buyer during the Reservation Period and is in addition to the purchase price. It is considered within Stamp Duty Land Tax calculations.

A Legal Pack is provided. The successful bidder will pay £349.00 including VAT for this pack. If you are considering buying with a mortgage, please inspect the property and consult your lender to confirm suitability before bidding.

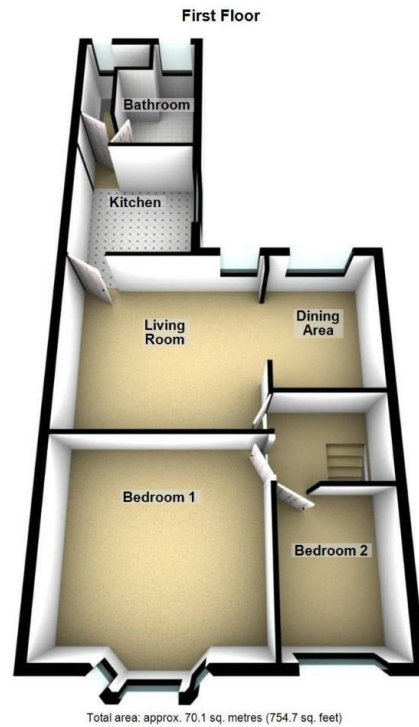
Optional Services: Services may be recommended by the Agent or Rare & Desirable. If taken, a payment may be received from the service provider. Payment amounts vary and will be confirmed when offered. These services are entirely optional. Viewings, surveys or any formal inspections can all be carried out via the Estate Agent prior to bidding.

Material Information: The information above has been provided by the vendor and may not be accurate. Please refer to the property's Legal Pack, which you can download on the right-hand side of the page or contact the Estate Agent for the most up-to-date information.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



PROPERTY FLOORPLAN



Measurements:

Living Room
12'2" x 13'7"

Dining Area
9'5" x 7'2"


Kitchen
8'10" x 8'6"

Bedroom One
12'8" x 13'7"

Bedroom Two
9'5" x 7'2"

Bathroom
9'6" x 5'11"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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 	





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