

# HUNTERS®

HERE TO GET *you* THERE



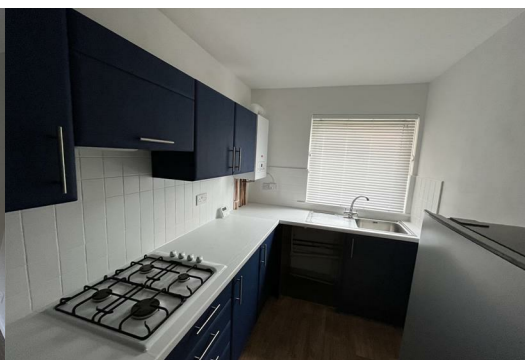
## River View

North Shields, NE30 4AF

Offers Over £119,000



ATTENTION INVESTORS - Hunters would like to present this two bedroom ground floor flat located in a popular area of Tynemouth. The property is situated close to the amenities of Tynemouth Village and North Shields town centre. The accommodation comprises of an entrance hallway with storage cupboard, spacious lounge with ample space for a separate dining area, kitchen, modern bathroom and two double bedrooms. Externally there is a shared paved area to the entrance and shared access to outside storage with upstairs flat. The property is fitted with full uPVC double glazing and central heating. Early viewings are strongly recommended to see the full potential of the property on offer. The property is currently let with a rental income of £7,500 per annum, the property can be sold with Tenant or with vacant possession.



### LOUNGE/DINER 11'6" x 15'9" (3.51 x 4.8)

Large lounge diner with plenty of room for a three piece suite and a small dining table. The room is well presented with its neutral decor and large double glazed window which lets in plenty of light.

### KITCHEN 6'7" x 12'6" (2 x 3.8)

Galley Kitchen is situated in the middle of the property. It is well designed with its fitted units, integrated gas hob, stainless steel sink, laminate flooring and part tiled/painted walls.

### BEDROOM ONE 9'10" x 13'5" (3 x 4.1)

The master bedroom at the front of the property offers lots of space for a double bed and other furniture. It also benefits from built in wardrobes.

### BEDROOM TWO 7'7" x 11'6" (2.31 x 3.51)

The smaller bedroom is set at the back of the property but still big enough for a double bed.

### BATHROOM

Stylish white suite bathroom with integrated bath, wash basin, low level WC, fully tiled walls and flooring.

### YARD

Yard to the front of the property offers a lovely seating area on a summers day.

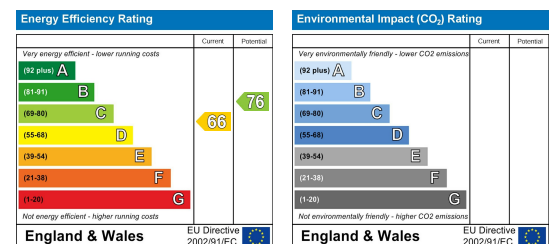
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.