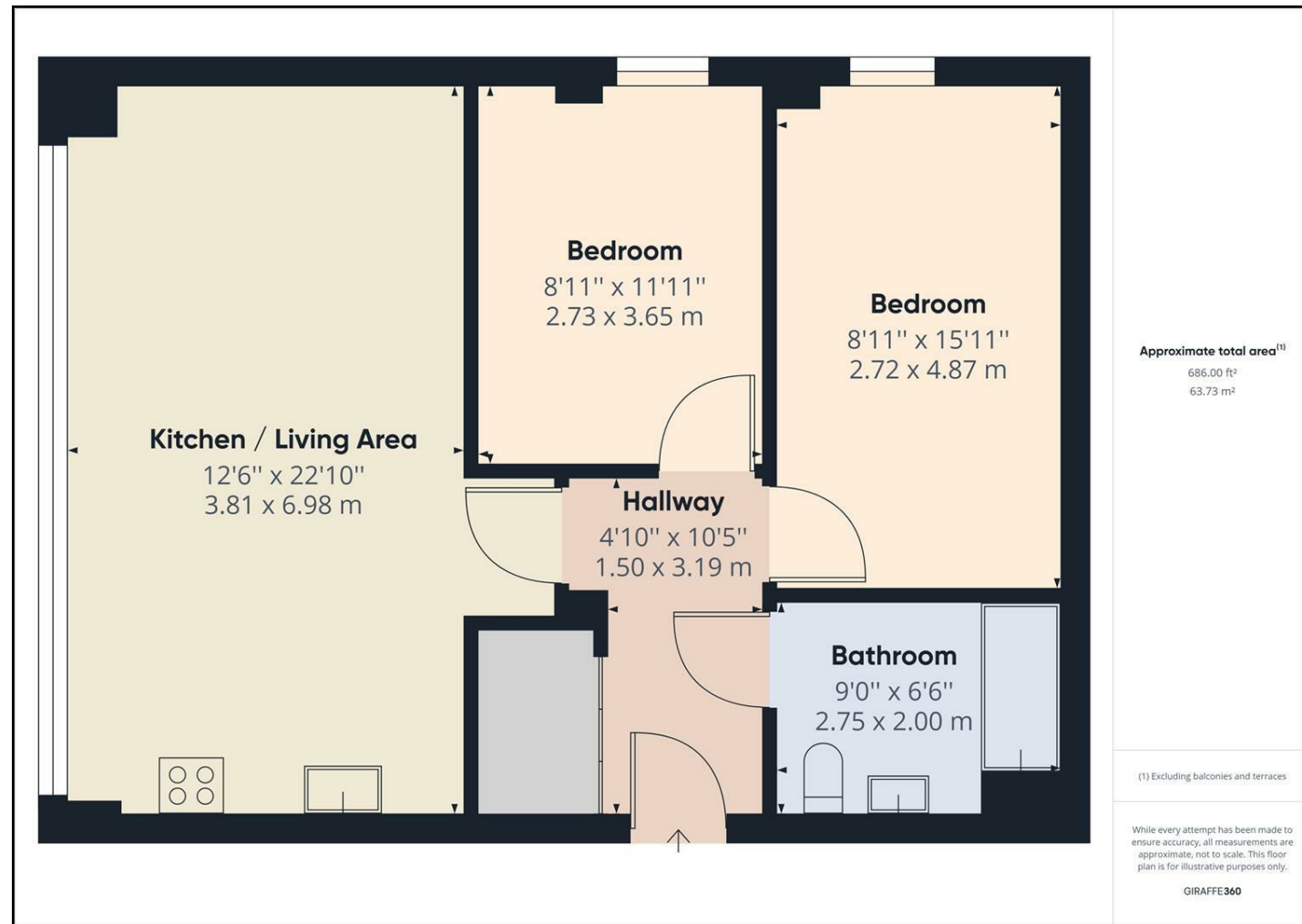




Smokehouse Two, North Shields



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 84 | 84 |
| (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 | | |



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £189,000

Description

MODERN TWO BEDROOM APARTMENT SITUATED WITHIN THE POPULAR DEVELOPMENT OF SMOKEHOUSE TWO IN NORTH SHIELDS - NO UPPER CHAIN

Brannen & Partners welcome to the market this stylish two bedroom apartment located on the sixth floor within the Smokehouse Two development in North Shields. Offering modern open plan living, bright and airy accommodation and a designated parking space with the added benefit of an exclusive restaurant on the ground floor.

Briefly comprising: Secure communal entrance with intercom, lift and stairs up to the sixth floor. The private entrance hallway has a large storage cupboard which is plumbed for a washing machine and houses an air ventilation system. The open plan lounge/kitchen/diner has large floor to ceiling windows allowing plenty of light to fill the room. The modern kitchen has fitted wall and base units which includes integrated appliances such as an electric hob, extractor fan, oven, dishwasher and fridge/freezer. There are two double bedrooms and bathroom consists of a bath with shower over, hand basin, W.C. and heated towel rail.

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Externally there is an allocated parking bay as well as a cycle store.

Situated within 10 minutes walk to North Shields Fish Quay, the Metro station, shops and amenities. The Fish Quay offers an extensive array of restaurants, bars and cafe's, Tynemouth Village is also within walking distance.

Secure Communal Entrance

Private Hallway

Lounge/Kitchen/Diner

22'10" x 12'5"

Bedroom

15'11" x 8'11"

Bedroom

11'11" x 8'11"

Bathroom

9'0" x 6'6"

Externally

Externally there is an allocated parking bay as well as a cycle store.

