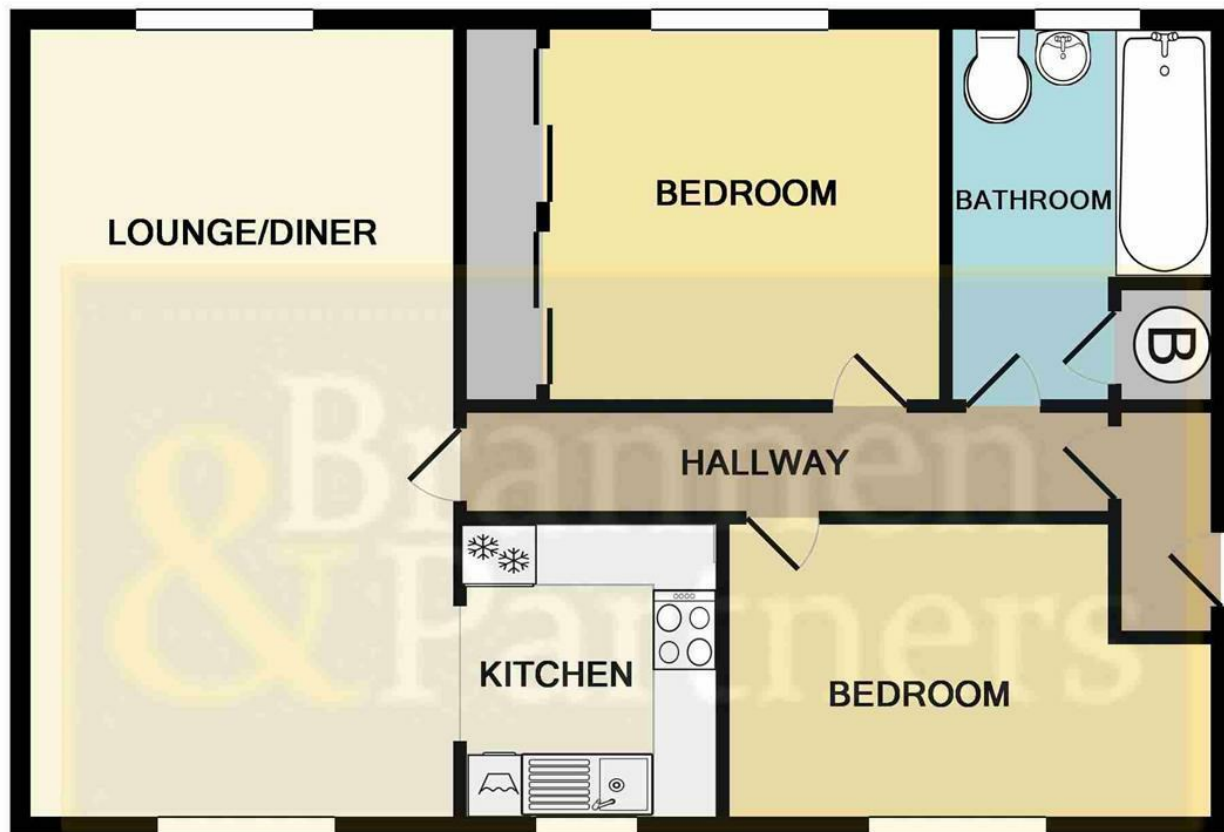




## Chirton Dene Quays, North Shields



TOTAL APPROX. FLOOR AREA 563 SQ.FT. (52.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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 £105,000

## Description

TWO BEDROOM GROUND FLOOR FLAT SITUATED WITHIN THE POPULAR DEVELOPMENT OF CHIRTON DENE QUAYS ON THE MARINA IN NORTH SHIELDS

Conveniently located on the marina in North Shields, this property offers modern accommodation with partial marina views, residents parking and well maintained communal gardens. Making an ideal purchase for a first time buyer, buy to let investor or downsizer.

Briefly comprising: Secure communal entrance leading to a private hallway leading to all rooms. The open plan lounge/diner offers a dual aspect with an opening to the fitted kitchen. There are two bedrooms, one of which has fitted sliding wardrobes providing additional storage. The bathroom consists of a bath with shower over, hand basin and W.C. Externally there are well maintained communal gardens and residents parking.

Positioned on the edge of the marina this property benefits from off street parking and a stone's throw from the marina. Ideally located for local transport links including the A19 and coast road as well as access to North Shields centre, Fish Quay and other coastal areas.

## Secure Communal Entrance

### Private Hallway

### Lounge/Diner

19'6" x 10'8"

### Kitchen

7'3" x 6'0"

### Bedroom One

9'10" x 9'3"

### Bedroom Two

12'0" x 7'3"

### Bathroom

9'2" x 6'1"

### Externally

There are well maintained communal gardens and residents parking.

