



Drummond Terrace, North Shields

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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 £165,000

Description

ATTRACTIVE TWO BEDROOM GROUND FLOOR FLAT SITUATED WITHIN THIS POPULAR LOCATION IN NORTH SHIELDS

Brannen & Partners are delighted to bring to the sales market this attractive two bedroom ground floor flat which offers versatile accommodation, generous sized rooms and a pleasant private yard. Appealing to a range of buyers including downsizers, first time buyers and buy to let investors.

Briefly comprising: Entrance vestibule leading to a welcoming hallway with a storage cupboard. The main bedroom is being utilised by the current owner as a living room, this can easily be reverted back to a bedroom if preferred. This room offers a generous amount of space with high ceilings, bay window to the front, decorative coving, picture rail, fireplace housing an open fire and double doors to the dining room. This room again is a good size with a fireplace, gas fire and a door giving access to the kitchen. There are fitted wall and base units which includes a gas hob, extractor fan and electric oven. The bathroom comprises a bath, electric shower over, hand basin, W.C. and heated towel rail. The second

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North Shields offers a wide range of amenities. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre as well as good bus links. The property is a short walk into Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach. Tynemouth Golf Club is a short walk away as is the newly regenerated Northumberland Park ideal for pleasant walks.

Entrance Vestibule

Hallway

Living/Bedroom One

17'7" x 12'11"

Dining/Lounge

16'3" x 12'4"

Kitchen

10'10" x 6'11"

Bathroom

7'3" x 5'9"

Bedroom Two

12'8" x 7'3"

Externally

Externally to the rear is a pleasant yard providing a private outdoor area. To the front is a low maintenance town garden featuring wrought iron style railings.

Tenure

Leasehold

