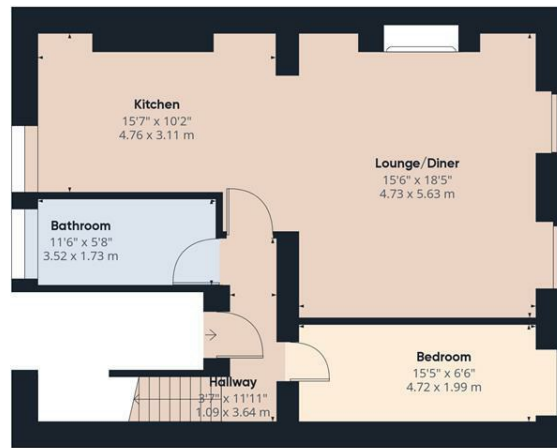
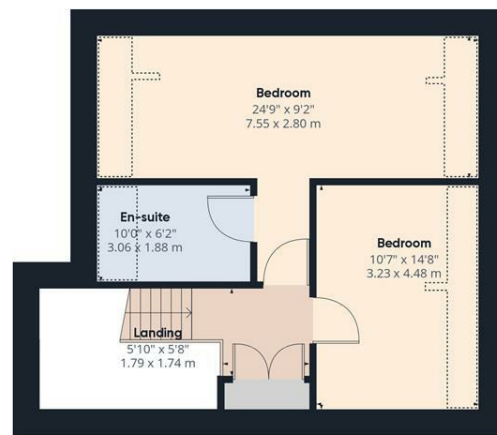




# Northumberland Square, North Shields



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1309.66 ft<sup>2</sup>  
121.67 m<sup>2</sup>

Reduced headroom  
86.13 ft<sup>2</sup>  
8 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	81
(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.

Offers Over £265,000



## Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS SPACIOUS THREE BEDROOM MAISONETTE CENTRALLY LOCATED IN NORTH SHIELDS OVERLOOKING NORTHUMBERLAND SQUARE

Conveniently located opposite Northumberland Square in North Shields is this attractive three bedroom maisonette with off street parking. Benefitting from bright and airy open plan living set over two floors, two bathrooms and open views over Northumberland Square.

Briefly comprising: Secure communal entrance with stairs to the first floor. Private entrance hallway to the open plan lounge/kitchen/diner which is a great space with high ceilings and two large windows to the front offering views over the Square. The modern kitchen has a good range of fitted wall and base units with a breakfast bar for seating, integrated appliances include a gas hob, electric oven, extractor fan, fridge/freezer and dishwasher. There is a double bedroom on this floor as well as the main bathroom comprising a bath, separate shower, hand basin, W.C. and heated towel rail. To the top floor is a generous size landing with a built in storage cupboard and two double bedrooms. The main bedroom is particularly generous in size offering a dual aspect with views towards the sea and views over the square to the front. The en-suite has a shower, hand basin, W.C. and heated towel rail.

Externally to the rear are two parking bays.

Centrally located within North Shields which 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. North Shields Fish Quay has an extensive range of cafés and restaurants, Tynemouth Village is also within walking distance and offers an elite range of cafes and restaurants as well as the award winning Long Sands Beach.

## Secure Communal Entrance

### Private Hallway

### Lounge/Diner

18'5" x 15'6"

### Kitchen

15'7" x 10'2"

### Bedroom

15'5" x 6'6"

### Bathroom

11'6" x 5'8"

### Bedroom

24'9" x 9'2"

### En-suite

10'0" x 6'2"

### Bedroom

14'8" x 10'7"

### Externally

There are two parking bays to the rear.

### Tenure

Leasehold

