



# Stephenson Street, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(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 £63,000



## Description

WELL PRESENTED TWO BEDROOM TOP FLOOR APARTMENT WITH OPEN VIEWS CENTRALLY LOCATED WITHIN NORTH SHIELDS - OFFERED WITH NO UPPER CHAIN - CASH BUYERS ONLY

Brannen & Partners welcome to the sales market this well presented two bedroom top floor apartment. Conveniently located close to amenities, shops, the newly regenerated Northumberland Square and local transport links.

Briefly comprising: Secure communal entrance with stairs and lift to all floors. Private hallway leading to all rooms which includes the open plan lounge/kitchen/diner, offering a generous amount of space with a large window allowing plenty of light to fill the room. The kitchen area has fitted wall and base units which includes an integrated electric hob, oven and extractor fan. A storage cupboard has plumbing for a washing machine. There are two double bedrooms which both offer open views across the town, towards the sea and Mouth of the Tyne. The bathroom comprises a bath, shower over, hand basin, W.C. and heated towel rail.

Externally to the rear is residents parking.

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/Kitchen/Diner

34'1" x 10'9"

### Bedroom

12'2" x 10'9"

### Bedroom

10'0" x 9'6"

### Bathroom

7'1" x 4'11"

### Externally

There is residents parking to the rear.

### Tenure

Leasehold

