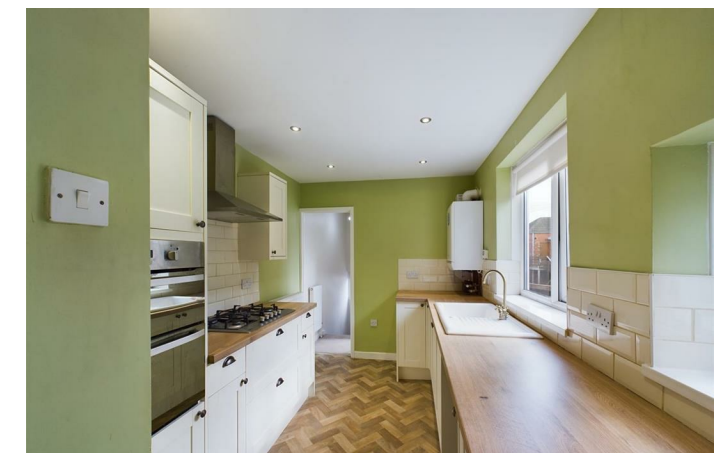
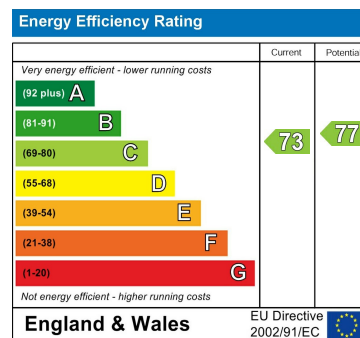
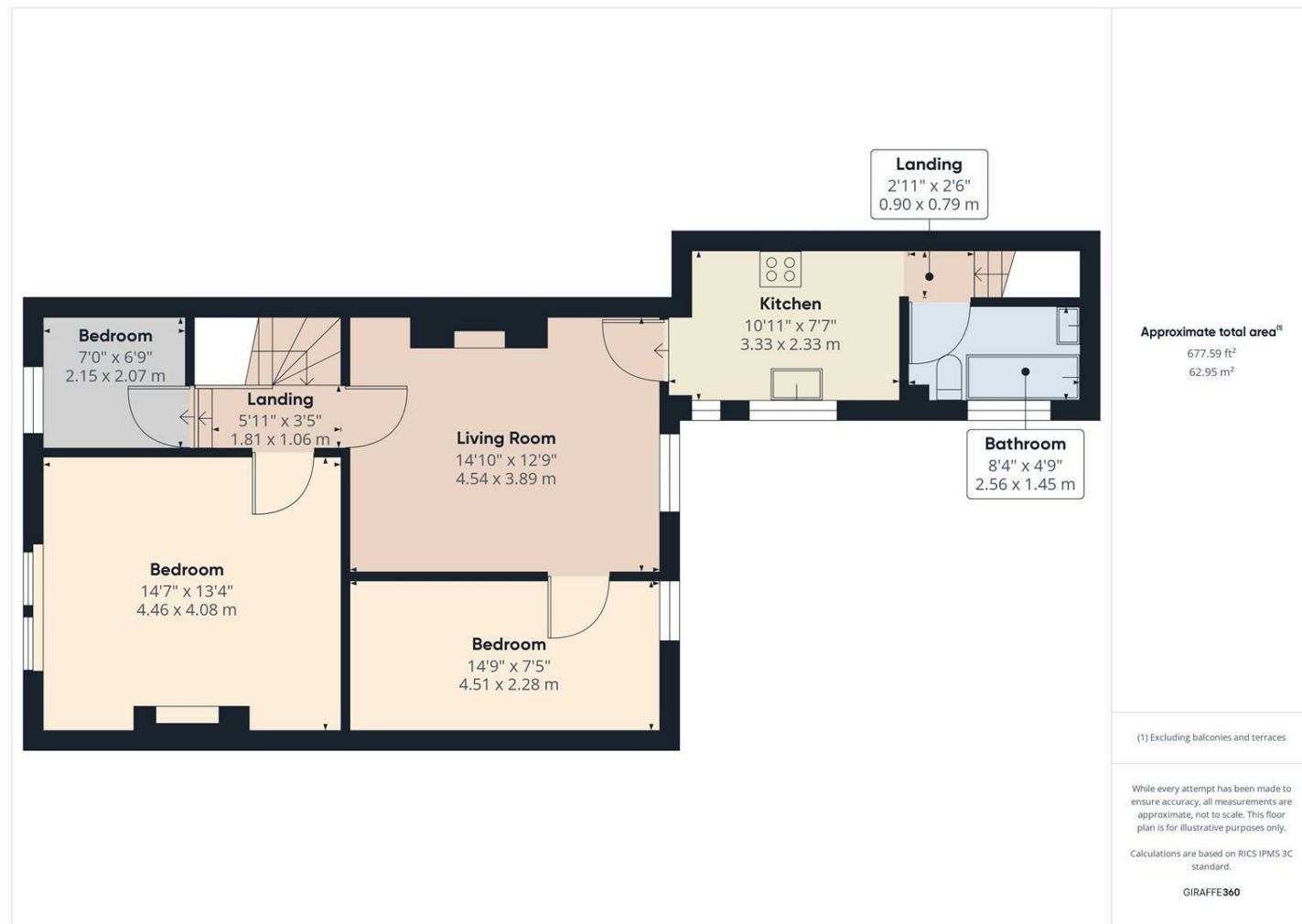




# Waldo Street, North Shields



**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 £120,000



## Description

SUBSTANTIAL THREE BEDROOM FIRST FLOOR FLAT SITUATED IN NORTH SHIELDS, A STONE'S THROW FROM THE THRIVING FISH QUAY - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this substantial three bedroom first floor flat, which is conveniently located close to amenities, transport links and North Shields Fish Quay. Benefitting from a full refurbishment in recent years, the property offers high ceilings, modern interiors, shared rear yard and on street parking.

Briefly comprising: Entrance vestibule with stairs to the first floor landing, provides direct access into the home, leading to the first two bedrooms and living room.

Initially, the primary bedroom sits opposite the top of the stairs. With an exposed brick chimney breast and two tall picture windows, the room is bright and considerable in size. Also to the front home, the third bedroom offers a versatile space, suitable as a home office, dressing space or traditional bedroom.

Moving into the living room, the ample sized space features an exposed brick fireplace, as well as another tall picture window and connects to both the second bedroom and kitchen. The second bedroom provides another sizeable double, able to accommodate a variety of furniture.

Progressing back through the living room, the well equipped kitchen is fitted with various wall and base units, integrated appliances include a five ring gas hob, eye level oven and grill, extractor hood, as well as designated space for appliances. Beyond the kitchen, the rear landing admits access to the bathroom and staircase to the rear yard. Presenting a monochrome design, the thoughtfully configured bathroom benefits from a bath with shower overhead, pedestal wash basin, W.C. and heated towel rail.

Externally, to the rear is a shared yard, and on street parking to the front.

North Shields offers a wide range of amenities. It is close to major road links and Metro station, 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 in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach. North Shields fish quay is a few minutes walk away as is the newly regenerated Northumberland Park ideal for pleasant walks.

### Entrance

### Landing

5'11" x 3'5"

### Living Room

14'10" x 12'9"

### Kitchen

10'11" x 7'7"

### Bedroom One

14'7" x 13'4"

### Bedroom Two

14'9" x 7'5"

### Bedroom Three

7'0" x 6'9"

### Bathroom

8'4" x 4'9"

### Rear Landing

2'11" x 2'7"

### Rear Yard

### Tenure

Leasehold - Share of Freehold - 118 years

