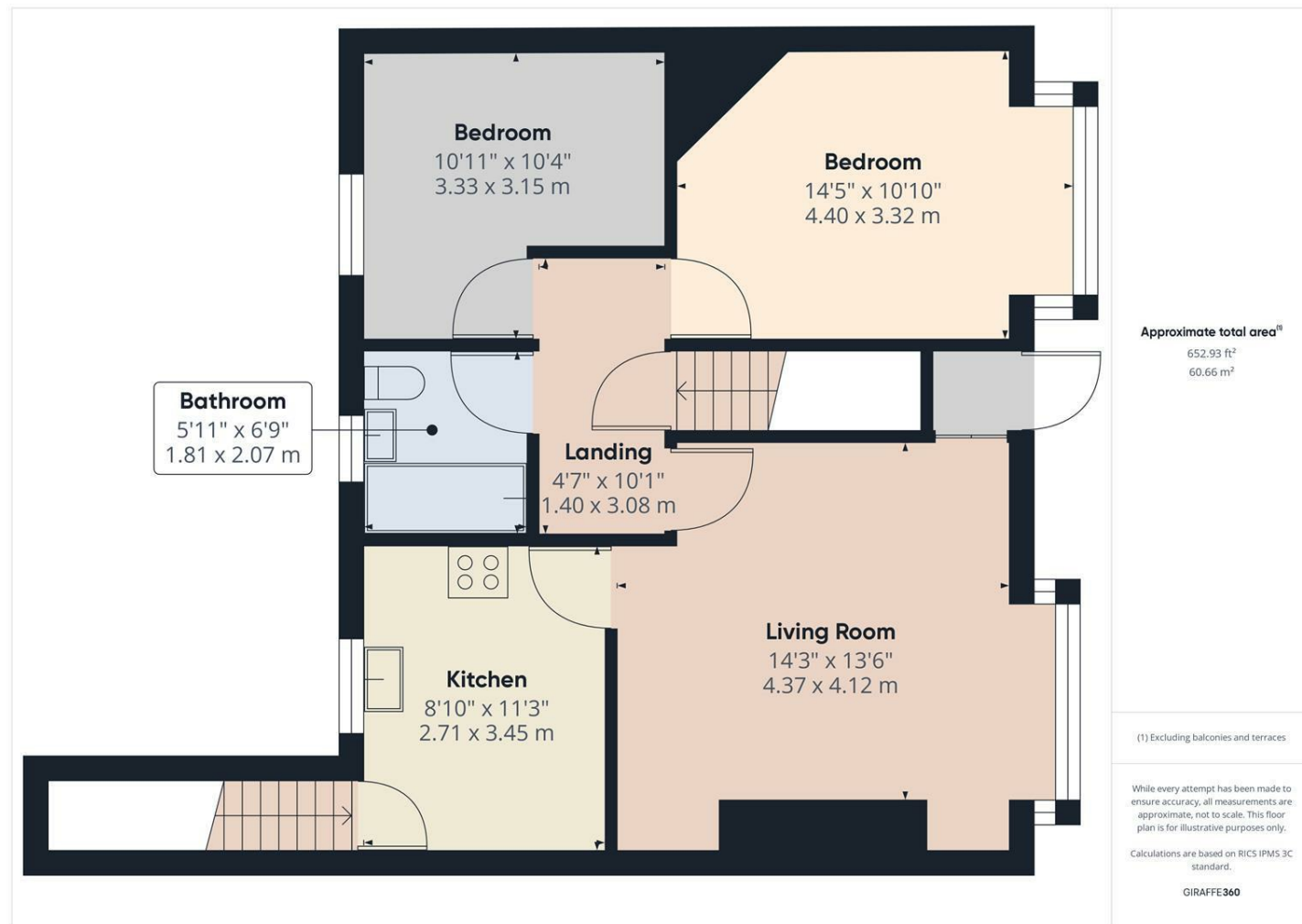




# Rutland Place, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	63
(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 £110,000



## Description

TWO BEDROOM FIRST FLOOR FLAT IN NORTH SHIELDS SHOWING FANTASTIC POTENTIAL - OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well proportioned two bedroom first floor flat, situated within a small cul-de-sac in North Shields. Benefitting from good sized accommodation and a substantial private rear garden, the property comprises; two double bedrooms, spacious living room, fitted kitchen and bathroom. Making an ideal purchase for a first time buyer, downsizer or buy to let investor, this home must be viewed.

Briefly comprising: Private entrance with stairs to the first floor giving access to all principal rooms. The bright and spacious living room features a fireplace with an electric fire and a box bay window overlooking the cul-de-sac. Into the kitchen there are a variety of fitted units, incorporating designated space for appliances, whilst a door leads to a staircase down to the rear garden. Progressing back through the hallway, the two double bedrooms are positioned to each corner of the property, with the master benefitting from a box bay window. Completing the home, the bathroom comprises a bath with shower overhead, hand basin and W.C.

Externally to the rear, this property boasts a substantial private rear garden, complete with lawn, shed and fenced boundary. In addition, there is an under stair storage cupboard available.

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. North Shields Fish Quay has an extensive range of cafés and restaurants. Tynemouth Village also offers an elite range of cafes and restaurants as well as the award winning Long Sands Beach.

## Entrance

**Landing**  
4'7" x 10'1"

**Living Room**  
14'4" x 13'6"

**Kitchen**  
8'10" x 11'3"

**Bedroom One**  
14'5" x 10'10"

**Bedroom Two**  
10'11" x 10'4"

**Bathroom**  
5'11" x 6'9"

## Rear Garden

## Tenure

Leasehold

