



North Church Street, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	77	79
(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.

Price Guide £145,000

Description

IMMACULATELY PRESENTED TWO BEDROOMED FIRST FLOOR FLAT SITUATED WITHIN THIS DESIREABLE AREA OF NORTH SHIELDS - LIGHT AND BRIGHT ACCOMMODATION WITH HIGH CEILINGS AND SPACIOUS ROOMS

Brannen & Partners are pleased to offer to the market this tastefully decorated first floor flat within a popular area of North Shields, within walking distance of local amenities, transport links and parks.

Briefly comprising: Entrance vestibule with stairs leading up to the spacious first floor landing. The property boasts a bright and spacious lounge with decorative feature fireplace, leading into a lovely kitchen, fitted with a range of wall and base units and breakfast bar. There is an integral oven, hob, extractor fan and washing machine, as well as a rear door giving access to the shared space outside, and open views.

Bedroom one is of a very good size, with built-in wardrobes. The second bedroom is front facing again, with built in wardrobes. The bathroom has recently been refurbished with a great size walk-in rainfall shower, WC and hand basin.

North Shields has a good range of shops and facilities, it is close to major road links providing ease of access to other local towns at the coast and Newcastle City centre. North Shields Fish Quay is only a short walk away and has an extensive range of cafés, bars and restaurants. Tynemouth Village is also within walking distance.

Entrance/Stairs

2'9" x 3'1"

Living Room

13'3" x 14'5"

Kitchen

11'7" x 7'11"

Bedroom One

13'3" x 14'5"

Bedroom Two

8'2" x 7'2"

Bathroom

7'7" x 5'7"

Shared Rear Yard

Tenure

Leasehold - 963 years remaining

