



## Trevor Terrace, North Shields



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         | 70      | 75        |
| (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

TWO BEDROOM GROUND FLOOR FLAT SITUATED WITHIN THIS POPULAR AREA IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

We welcome to the market this well proportioned two bedroom ground floor flat which is conveniently located close to amenities in North Shields. Benefitting from good sized accommodation and a private yard, appealing to a range of buyers including buy to let investors, down sizers or first time buyers.

Briefly comprising: Private entrance vestibule to the hallway which leads to all rooms and benefits from two good sized storage cupboards. The living room overlooks the rear yard and gives access to the kitchen which has fitted wall and base units with a door opening out to the private yard. The shower room comprises a step in shower, hand basin and W.C.

There are two double bedrooms, one of which is particularly generous in size and features high ceilings, decorative coving, picture rail and large bay window to the front.

Externally to the rear is a private yard.

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. 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. Tynemouth Golf Club is nearby as is the newly regenerated Northumberland Park ideal for pleasant walks.

## Entrance Vestibule

## Hallway

## Living Room

14'0" x 11'10"

## Kitchen

9'7" x 7'9"

## Shower Room

8'4" x 6'1"

## Bedroom One

14'2" x 13'10"

## Bedroom Two

10'4" x 8'9"

## Externally

To the rear is a private yard

## Tenure

Leasehold

