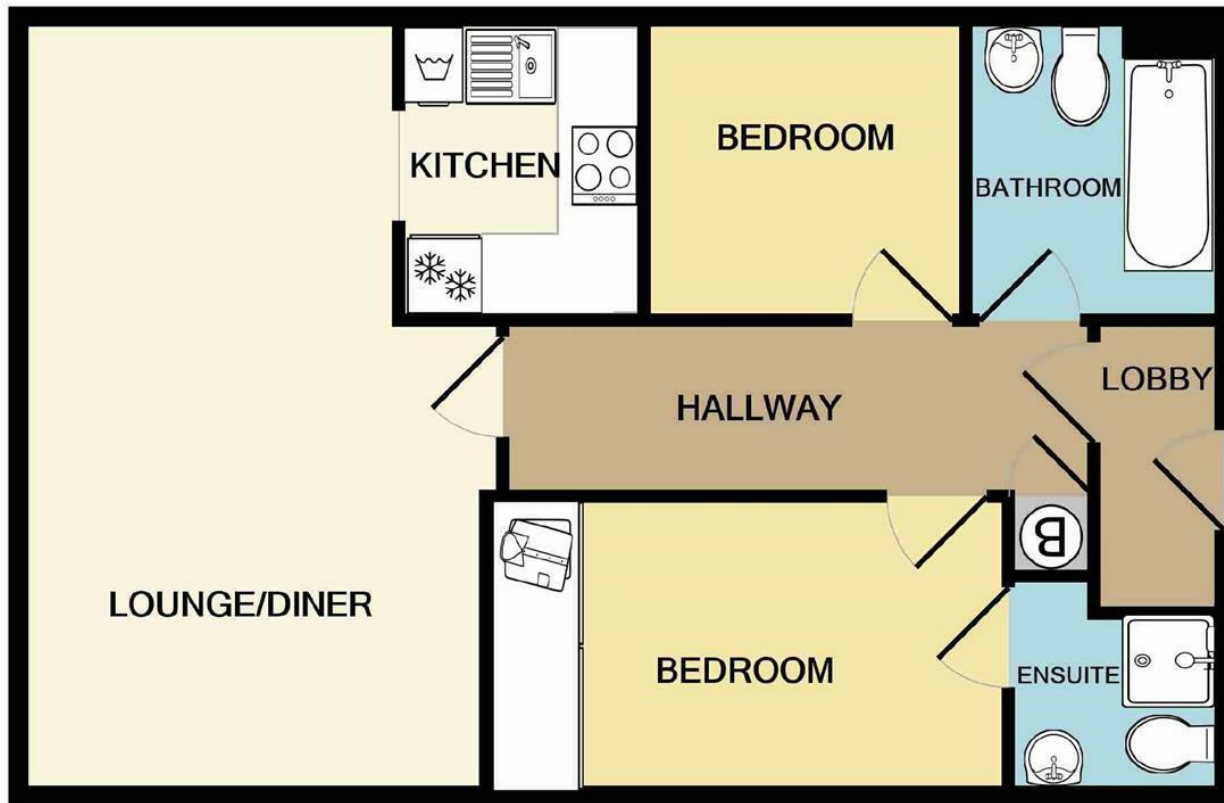




Chirton Dene Quays, North Shields



TOTAL APPROX. FLOOR AREA 568 SQ.FT. (52.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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 £110,000

Description

TWO BEDROOM GROUND FLOOR FLAT SITUATED CLOSE TO THE MARINA IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this two bedroom ground floor flat ideally situated close to the Marina in North Shields. This property offers an ideal purchase for first time buyers, buy to let investors or the 'down sizer' market.

Briefly comprising: Secure communal entrance to private vestibule leading to the hallway. The bright and airy open plan lounge/diner offers a dual aspect with an opening to the fitted kitchen, including an electric hob and oven. There are two bedrooms, one of which benefits from an en-suite shower room. The main bathroom comprises a bath, hand basin and W.C.

Externally there is residents parking.

Positioned on the edge of the marina this property benefits from off street parking and a stone's throw from the marina. Ideally located for local transport links including the A19 and coast road as well as access to North Shields centre, Fish Quay and other coastal areas.

Secure Communal Entrance

Private Entrance vestibule

Hallway

Lounge/Diner
19'7" x 11'11"

Kitchen
6'8" x 6'0"

Bedroom One
12'11" x 8'5"

En-Suite Shower Room

Bedroom Two
7'10" x 7'7"

Bathroom

Externally

There is residents parking.

Tenure

Leasehold

