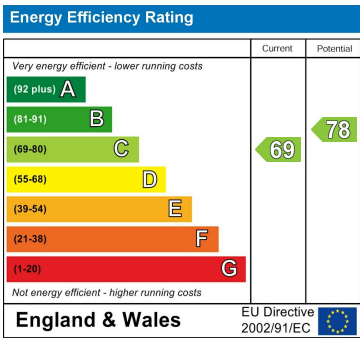




Park Crescent, North Shields



**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 £165,000

Description

WELL PRESENTED ONE BEDROOM GROUND FLOOR FLAT WITH PRIVATE YARD SITUATED WITHIN THIS SOUGHT AFTER AREA IN NORTH SHIELDS

Brannen & Partners are delighted to welcome to the market this attractive one bedroom ground floor flat conveniently located close to amenities in North Shields. Boasting good sized accommodation, high ceilings and a private yard. Appealing to a range of buyers including downsizers, first time buyers and buy to let investors.

Briefly comprising: Entrance vestibule to a bright and welcoming hallway with a built in storage cupboard and stripped floorboards flowing throughout the majority of the property. The living room is a bright and airy room with a large bay window to the front, featuring high ceilings, alcove shelving and a fireplace. The kitchen/breakfast room has fitted wall and base units with space for a table and chairs, integrated appliances include a gas hob, electric oven and an extractor fan, a door opens out to the rear yard.

The spacious double bedroom benefits from high ceilings, decorative coving, original fitted shutters and built in storage. The bathroom comprises a bath with shower over, hand basin, W.C., heated towel rail and plumbing for a washing machine.

Externally to the rear is a private yard with a pleasant seating area and access to the rear lane.

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 and metro 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. Tynemouth Golf Club is a few minutes walk away as is the newly regenerated Northumberland Park ideal for pleasant walks.

Private Entrance Vestibule

Hallway

Living Room

14'0" x 12'9"

Kitchen/Breakfast

12'0" x 8'11"

Bathroom

8'11" x 4'9"

Bedroom

14'2" x 11'6"

Externally

To the rear is a pleasant private yard.

Tenure

Leasehold

