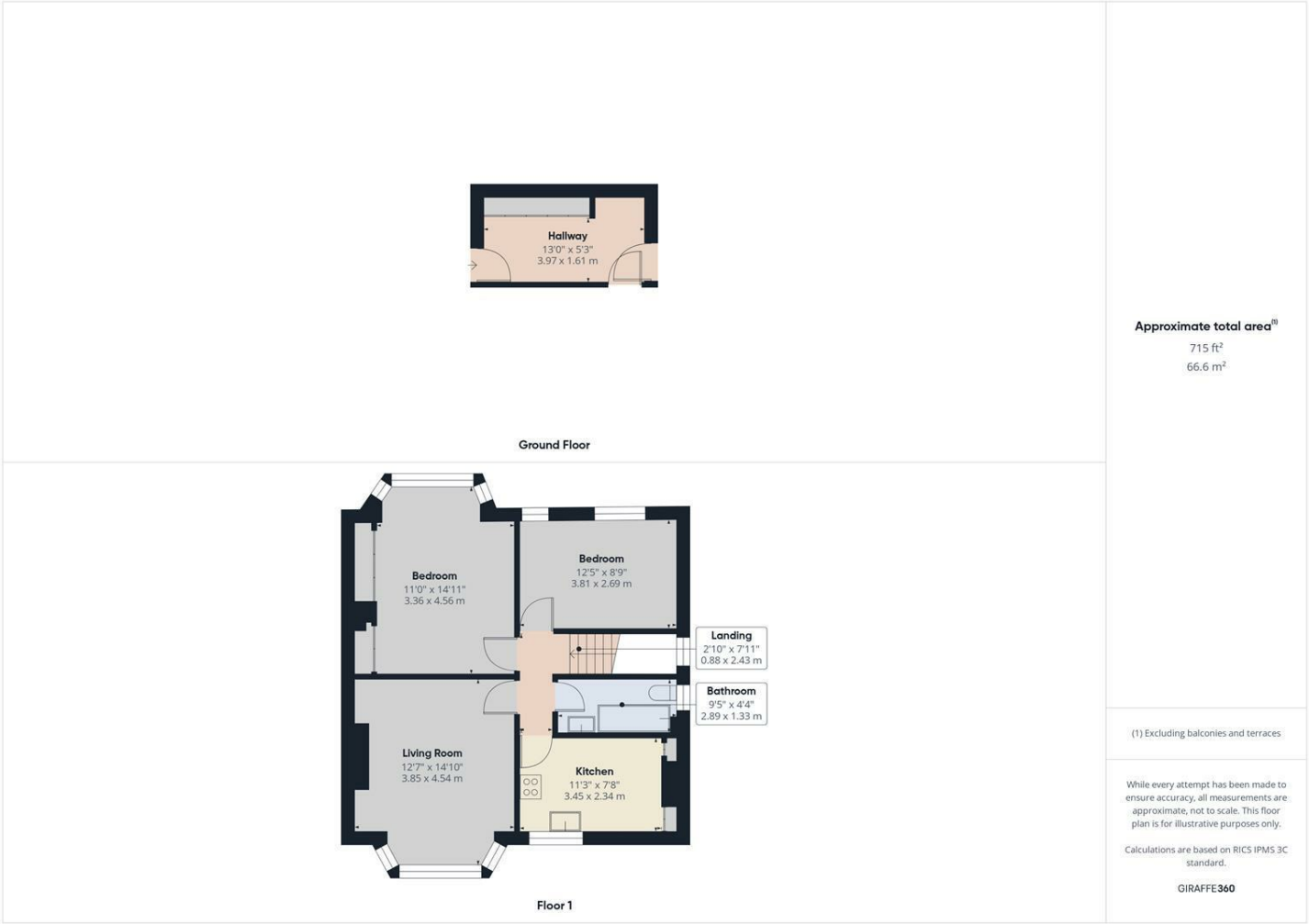




Balmoral Gardens, North Shields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(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 £155,000

Description

BRIGHT AND SPACIOUS TWO BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THIS POPULAR AREA OF NORTH SHIELDS - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners present to the market a wonderful opportunity to acquire this spacious two bedroom first floor flat, situated close to amenities in North Shields. Benefitting from two good sized bedrooms, bright and airy living space, ample entrance hallway, fitted kitchen and bathroom, in addition to private front and rear gardens and gated driveway. Appealing to a range of buyers including first time buyers, downsizers and buy to let investors.

Briefly comprising: Private and ample entrance vestibule with stairs to the first floor landing, access to the rear garden and a variety of integral storage cupboards. All rooms connect to the first floor landing beyond the hallway.

To the front of the home, the two generous double bedrooms are situated. The principal bedroom houses fitted wardrobes and an original bay window, whilst the second bedroom offers two tall windows to welcome maximum light.

Positioned to the rear of the property, the living room is a bright and airy space, presenting a large bay window and feature fireplace with electric fire. Various period features have been restored throughout.

Sitting adjacent, the thoughtfully configured kitchen houses fitted units incorporating a sink and two integral pantry cupboards, in addition to designated space for appliances.

Completing the home, the well sized bathroom is furnished with a WC, pedestal wash basin and bath with shower overhead.

Externally to the rear, is an enclosed garden benefitting from gravelled and paved areas, surrounded by mature shrubs for ultimate privacy, in addition to an outbuilding for storage. Whilst the front of the property offers gated off street parking, aside further shrubs.

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 is only a short walk away and has an extensive range of cafés and restaurants. Tynemouth Village is also within walking distance and offer an elite range of cafe's and restaurants as well as the award winning Long Sands Beach.

Private Entrance Hallway
13'0" x 5'3"

Landing
2'10" x 7'11"

Living Room
12'7" x 14'10"

Kitchen
11'3" x 7'8"

Bedroom One
11'0" x 14'11"

Bedroom Two
12'5" x 8'9"

Bathroom
9'5" x 4'4"

Front & Rear Gardens

Tenure
Leasehold - Share of Freehold - 965 years remaining

