



Saville Street, North Shields

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(55-68)	D		
(39-54)	E		
(21-38)	F	21	34
(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.

Offers Over £99,950

Description

WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT CENTRALLY LOCATED IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

We welcome to the market this well presented two bedroom first floor flat which is conveniently located close to local shops and amenities in North Shields. Benefitting from two bathrooms, parking and an outside terrace, appealing to a range of buyers including first time buyers and buy to let investors.

Briefly comprising: Secure communal entrance with stairs to the first floor, a private hallway offers access to all rooms. The open plan lounge/kitchen has a vaulted ceiling with exposed beams, the kitchen area has fitted wall and base units including an electric hob, oven, extractor fan and fridge. There are two double bedrooms, one of which benefits from a small en-suite shower room with hand basin and W.C and a door leads to an outside decked terrace. The bathroom consists of a bath with a shower over, hand basin and W.C. Externally there is a decked area accessed from the main bedroom and a parking space to the rear.

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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. 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 offers an elite range of cafes and restaurants as well as the award winning Long Sands Beach.

Secure Communal Entrance

Private Hallway

Lounge/Kitchen

16'6" x 12'0"

Bedroom One

14'4" x 10'0"

En-Suite

Bedroom Two

12'4" x 8'7"

Bathroom

6'8" x 5'7"

Externally

There is a decked area accessed from the main bedroom and a parking space to the rear.

