



## Brookland Terrace

### North Shields

- 1930's Upper Flat with Bay
- Bathroom with Shower
- Lounge, Fitted Kitchen
- Private Rear Garden
- Two Spacious Bedrooms
- Close to Hospital and Amenities

**£ 80,000**

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ROOK  
MATTHEWS  
SAYER

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# Brookland Terrace

## North Shields

Superbly located first floor flat, within walking distance to North Tyneside General Hospital, local bus routes, amenities and with excellent transport links to the A1058 City Centre and the A19 North and South. 1930's' in style with spacious room sizes, entrance lobby, first floor landing, lounge, fitted kitchen, two spacious bedrooms, the principle with feature bay window, family bathroom with shower. Private rear garden, gas radiator central heating system, double glazing.

Double Glazed Entrance Door to:

ENTRANCE LOBBY: turned staircase to:

FIRST FLOOR LANDING: loft access, door to:

LOUNGE: (rear): 12'8 x 11'6, (3.86m x 3.51m), with measurements into alcoves, radiator, double glazed window, door to:

KITCHEN: (rear): 14'6 x 6'9, (4.42m x 2.06m), a range of base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, gas point, plumbed for automatic washing machine, tile effect flooring, radiator, double glazed window

BEDROOM ONE: (front): 13'8 x 11'8, (4.17m x 3.56m), with measurements into feature double glazed window and alcoves, radiator

BEDROOM TWO: (front): 8'6 x 7'6, (2.59m x 2.29m), radiator, double glazed window

BATHROOM: comprising of, bath, electric shower, pedestal washbasin, low level w.c., tile effect flooring, radiator, double glazed window

EXTERNALLY: private rear garden, forecourt garden area with shared access

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On street

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 23.03.1987

Ground Rent: One peppercorn rent

**COUNCIL TAX BAND: A**

**EPC RATING: C**

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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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