



# Balkwell Avenue | North Shields | NE29 7DH

## £119,950

A gorgeous, stylish, semi-detached first floor flat, with so much light and a fabulous South-Westerly rear aspect. The private garden to the rear has been thoughtfully re-designed, creating a fabulous outside space, enjoying long days and evenings of sunshine. With decked patio, feature gravelling and two large storage sheds, there is a side gate providing access to the front driveway. You are welcomed into the flat with an entrance lobby and stairs up to the first floor landing area, rear lounge, which is spacious, light and airy with access into the stylish and contemporary kitchen. There are two generous bedrooms, the principle bedroom with feature bay window. Splendid, re-fitted bathroom with shower off, separate cloaks/w.c. Situated just off Verne Road, close to local schools, shops, bus routes and access to excellent transport links.

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**Sought After, Semi-Detached Upper**

**Front Driveway**

**Gorgeous Lounge**

**Two Bedrooms, Principle with Bay Window**

**South-Westerly Garden**

**Entrance Lobby, Spacious Landing**

**Stylish Kitchen with**

**Close to Shops, Bus Routes and Transport Links**

Double Glazed Entrance Door to:

ENTRANCE LOBBY: laminate flooring, staircase up to:

FIRST FLOOR LANDING AREA: spacious landing with storage cupboard, loft access with pull down ladders, we understand that the loft is fully boarded for storage purposes, radiator, radiator cover, door to:

LOUNGE: (rear): 13'5 x 12'4, (4.09m x 3.78m), into alcoves, gorgeous, rear lounge with large double-glazed window, fitted storage into alcove, radiator, cornice to ceiling, door to:

KITCHEN: (rear): 11'7 x 6'0, (3.53m x 1.83m), stylish and contemporary kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, gas point, plumbed for automatic washing machine, combination boiler, brick effect tiling, spotlights to ceiling, laminate flooring, double - glazed window, single drainer sink unit with mixer taps, cooker hood, double - glazed door out to the stairs and rear garden

BEDROOM ONE: (front): 14'1 x 12'2, (4.29m x 3.71m), with measurements into feature double-glazed bay window, radiator, radiator cover

BEDROOM TWO: (front): 11'2 x 6'2, (3.40m x 1.88m), radiator, radiator cover, double glazed window

BATHROOM: 6'0 x 5'8, (1.83m x 1.73), stunning, re-fitted bathroom, showcasing, bath with mixer taps and shower off, vanity sink unit with mixer taps, fully tiled walls and floor, vertical radiator, spotlights and panelling to ceiling, double glazed window

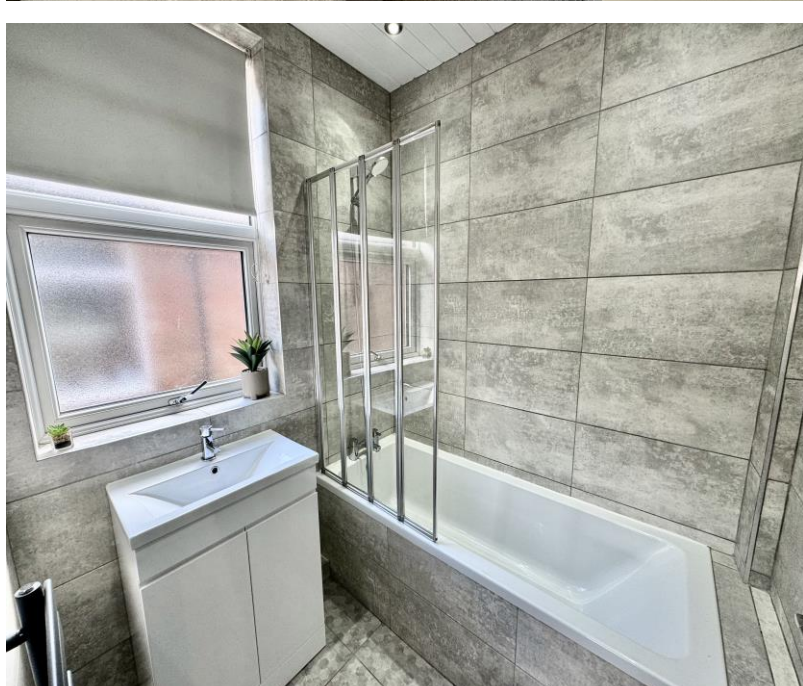
SEPARATE W.C.: low level w.c., half height brick effect tiling, double glazed window

EXTERNALLY: beautiful, South-Westerly rear garden, stairs down and across shared access path, gated and fenced into private garden with feature gravelling, decked patio and two large storage sheds, side gate through to the front, block paved driveway

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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 14.06.2000

Ground Rent a peppercorn rent zero

## COUNCIL TAX BAND: A

## EPC RATING: C

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## AWAITING FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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

**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.

