



**18 Brandling Court**

Hackworth Way  
North Shields  
NE29 6WT

**£69,950**  
**Leasehold**

One Bedroom  
Ground Floor Flat  
Currently Tenanted at £525pcm  
Close to Local Amenities & Transport  
Links  
Electric Heating  
Viewing Recommended

Safe and Secure welcome to the market this One Bedroom Ground Floor Flat in the popular area of Brandling Court, North Shields.

This modern flat is currently tenanted and would make a good investment for property landlords and investors.

Conveniently located near local amenities and transport links.

Viewing recommended.

### **COMMUNAL ENTRANCE**

Intercom entry system.

### **ENTRANCE HALL**

Entrance door, built in storage cupboard housing water tank.

### **LOUNGE**

Double glazed windows and French doors to rear, coving to ceiling, intercom system and television point.

### **KITCHEN**

Part tiled walls, fitted with a range of wall and base units with coordinating work surfaces over, single bowl sink and drainer unit, integrated electric oven and hob with extractor hood over, space for washing machine.

### **MASTER BEDROOM**

Double glazed window to rear, fitted wardrobes and electric storage heater.

## **BATHROOM**

Part tiled walls, white three piece suite comprising of panelled bath with shower over, pedestal wash hand basin ,low level WC and shaver point.

## **COMMUNAL GARDEN**

Gravelled shared area enclosed by fenced boundaries.

**Local Authority  
Council Tax Band  
EPC Rating**

C

**Houghton Le Spring**

24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.