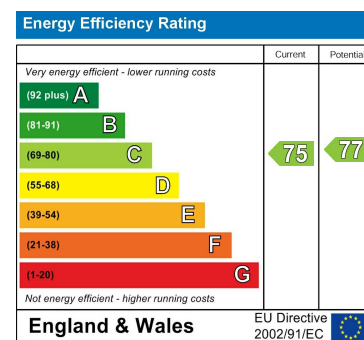




Salisbury Avenue, North Shields



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 £175,000

Description

WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT IN THE HIGHLY SOUGHT AFTER PRESTON VILLAGE, NORTH SHIELDS

Brannen & Partners are delighted to present this beautifully presented two bedroom ground floor flat, ideally situated within the highly desirable Preston Village area of North Shields. This charming home offers stylish and well proportioned accommodation throughout, featuring a recently refurbished contemporary kitchen, an array of attractive character features, and tasteful décor. Externally, the property benefits from a rear yard and a front garden, providing excellent outdoor space to relax and entertain.

Briefly comprising; The property is accessed via an entrance porch, currently utilised as a cloakroom area, which leads into the welcoming hallway. The hallway benefits from two useful storage cupboards and provides access to all principal rooms.

To the front of the property is the spacious principal bedroom, featuring two large windows overlooking the front garden. This attractive room boasts a decorative fireplace, ceiling rose, coving and two built in cupboards providing ample storage.

The second bedroom is situated to the rear and enjoys views over the yard. The room is enhanced by decorative wall panelling, creating a warm and inviting atmosphere.

The elegant living room features a decorative fireplace, bespoke alcove shelving and storage cupboards, decorative panelling, ceiling rose and coving. A large rear facing window overlooks the yard, allowing plenty of natural light to flood the space.

A door from the living room leads into the recently fitted kitchen, which offers a range of modern units and integrated appliances including a fridge/freezer, gas hob, oven and overhead extractor hood. There is also plumbing for both a washing machine and dishwasher. A window overlooks the rear yard and the kitchen leads through to a useful utility area with plumbing for a tumble dryer and a door providing direct access to the outside space.

The bathroom is located to the rear of the property and comprises a WC, wash hand basin and shower cubicle. A window provides natural light and ventilation.

To the rear is a low maintenance private yard, ideal for outdoor dining and entertaining. The yard benefits from a garage door, providing the added advantage of off street parking if required and gives access to the rear lane.

To the front of the property is a garden area, with planning permission having been granted for the creation of a driveway, offering further potential for off street parking.

Situated on the popular Salisbury Avenue in the sought-after Preston Village area of North Shields, this property enjoys an excellent position close to a wide range of everyday amenities. The location offers easy access to local shops, supermarkets, cafés, schools and leisure facilities. Excellent transport links, including regular bus services and nearby Metro stations, make commuting to Newcastle city centre and surrounding areas straightforward. The beautiful coastline at Tynemouth, Longsands Beach and Cullercoats is also just a short drive away, offering an outstanding choice of beaches, restaurants and coastal walks.

Entrance

3'5" x 3'1"

Hallway

13'11" x 3'2"

Living Room

14'10" x 12'6"

Kitchen

10'6" x 7'9"

Master Bedroom

14'2" x 13'3"

Bedroom

11'4" x 8'0"

Bathroom

7'3" x 5'4"

Inner Hallway

7'6" x 2'9"

Private Rear Yard

Front Garden

Tenure

Leasehold

(16.11.2023) Short particulars of the lease(s) (or under-lease(s))

under which the land is held:

Date : 27 October 2023

Term : 999 years from 27 July 2023

