

FOR
SALE

67 PRINCES STREET, NORTH SHIELDS NE30 2HN
£189,950



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM GROUND FLOOR FLAT
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM
- CONTEMPORARY KITCHEN
- GOOD SIZED BATHROOM WC
- FRONT TOWN GARDEN
- SHARED REAR YARD
- EPC RATING PENDING

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VESTIBULE
ENTRANCE HALLWAY
RECEPTION ROOM
15'8 x 12'2
KITCHEN
12'3 x 6'9

BEDROOM
14'3 x 11'3
BEDROOM
15'8 x 7'4
BATHROOM WC
7'11 x 6'10
FRONT TOWN GARDEN

SHARED REAR YARD

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Ideally positioned on the fringes of the highly sought-after coastal town of Tynemouth, this characterful ground floor flat combines contemporary style with charming period features. The location offers an enviable lifestyle, with Tynemouth's beautiful beaches, village atmosphere, independent shops, cafés, restaurants and excellent transport links all close at hand. A superb opportunity for first-time buyers, people looking to downsize, couples or investors alike.

Immaculately presented throughout, the property is generously proportioned and simply ready to move into. A welcoming vestibule leads into the hallway, which benefits from useful under stairs storage.

The light and spacious reception room is stylishly presented and features doors leading to both the kitchen and one of the bedrooms. The contemporary kitchen comprises a range of units with contrasting worktops, integrated single oven, induction hob and chimney-style extractor, with space for a fridge freezer and washing machine. A door provides access to the bathroom and shared rear yard.

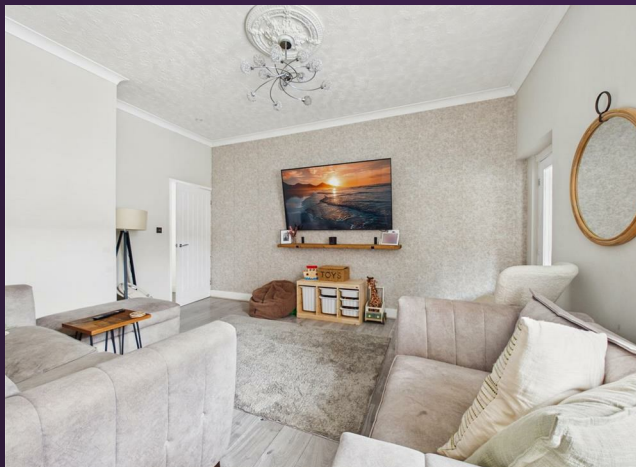
There are two spacious and light bedrooms, the principal bedroom with stylish feature panelling to one wall. The good sized contemporary bathroom is beautifully appointed with a bath and shower over, vanity washbasin with cupboards beneath, low level WC and useful built in storage cupboard.

Externally, the front town garden is low maintenance with artificial grass, while to the rear is a shared yard.

A truly impressive home where the fantastic location, generous proportions and amazing condition combine to make viewing highly recommended.

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FLOORPLAN

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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