







2



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- **Ground Floor Flat**
- **Two Bedrooms**
- **Completely Refurbished**
- **No Upper Chain**
- **Amenities Nearby**
- **Excellent Travel Links**
- **Long Lease**
- **Council Tax Band \*A\***
- **Viewing Recommended**
- **Call For More Information**







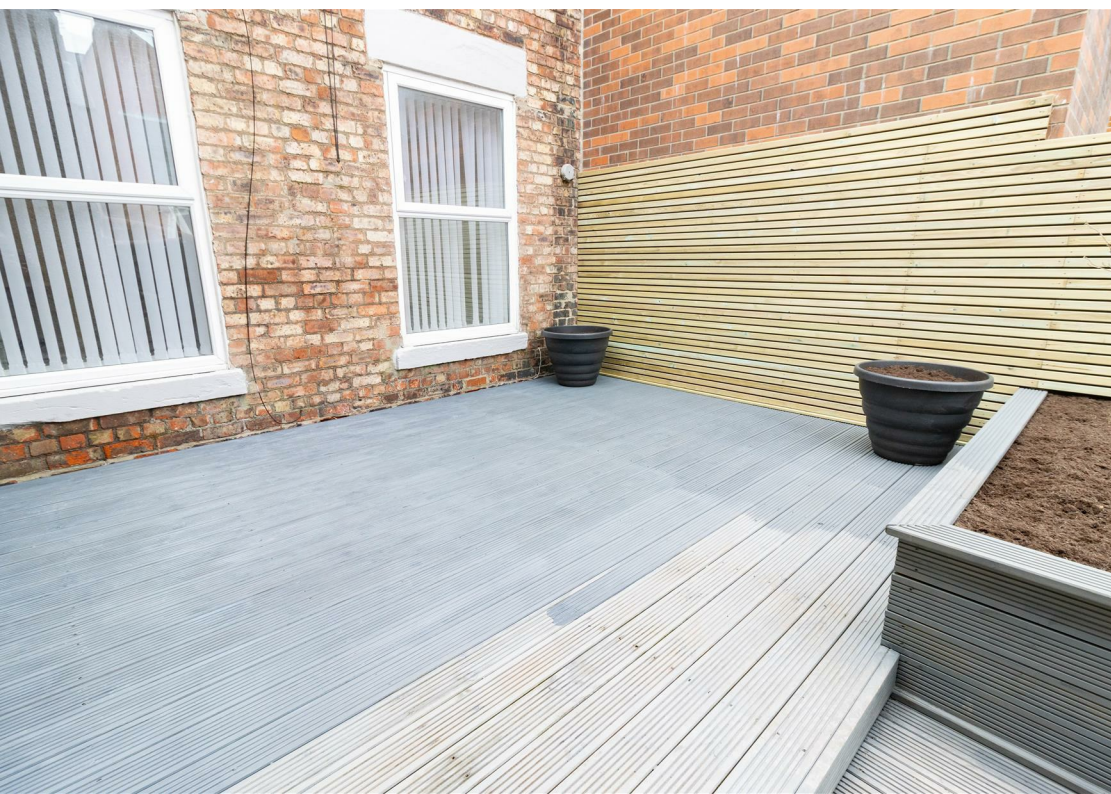
\*\* Video Tour on our YouTube Channel | <https://youtu.be/TBDZ-sFpTPM>  
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We are delighted to introduce this beautiful ground-floor flat, offering an ideal opportunity for first-time buyers or those looking to downsize. Offered for sale with the benefit of no upper chain.

This property has been completely refurbished to an exceptionally high standard, ensuring it's move-in ready and offers a modern, stylish living space.

Inside, you'll find two good-sized bedrooms, alongside a stunning shower room that boasts contemporary fixtures and fittings. The spacious lounge leads to a newly fitted kitchen which is equipped with high-quality appliances and offers a sleek, functional space. The flat also features newly fitted flooring throughout, giving the entire home a fresh, cohesive feel, along with oak doors that add a touch of elegance.

Externally there is a lovely outside space to the rear featuring decking and a raised planter.



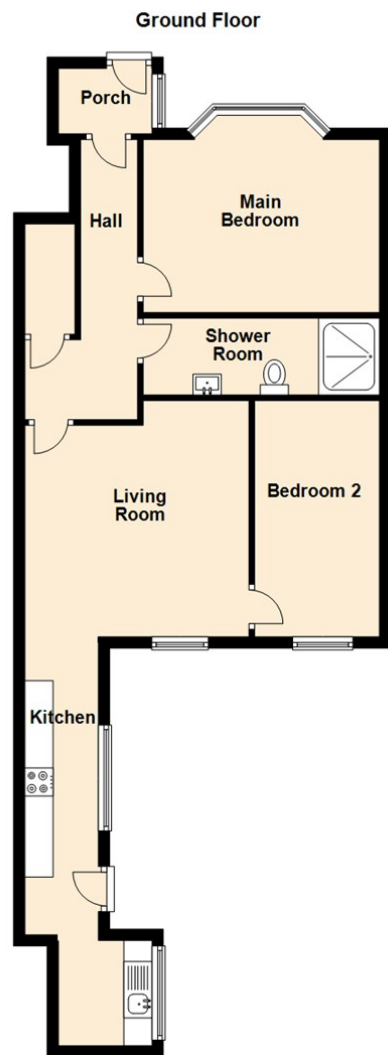
The area has a mix of independent local stores as well as more mainstream supermarkets within a short drive away. North Shields town centre and the Fish Quay are within walking distance, where you can find more extensive shopping options, restaurants, cafes, and pubs. This allows residents to enjoy the best of both worlds - quiet living, but with plenty of amenities nearby. Proximity to several parks and green spaces along with the beach offer an abundance of opportunities for outside activities and excellent walking routes.

To book a viewing or for more information, please call our Tynemouth sales team on 257 2000.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band \*A\*.




Living Room 13'8" x 13'0" (4.19 x 3.98)

Kitchen 23'5" x 4'10" (7.15 x 1.48)

Main Bedroom 10'0" x 13'8" (3.07 x 4.19)

Bedroom Two 13'8" x 7'3" (4.19 x 2.21)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## The difference between house and home

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