



 Jan Forster

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Union Street | North Shields | NE30 1NL

Price £145,000



- Great Location
- Ground Floor
- Modern Kitchen
- Leasehold
- Early Viewing Recommended
- Two Bedrooms
- Executive Apartment
- Off Street Parking
- Close To Fish Quay
- Call For More Information





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\* Video Tour on our YouTube Channel | <https://youtu.be/GKHC-bZsGUA> \*\*

Positioned in an enviable location, in a convenient and well-connected part of North Shields, this executive, two-bedroom ground floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property briefly comprises a welcoming entrance hallway leading into a bright and comfortable lounge, perfect for relaxing or entertaining. The modern fitted kitchen provides ample storage and workspace and features a circular dining area, while two well-proportioned bedrooms offer flexibility for family living, guests, or a home office. A contemporary bathroom with WC completes the accommodation.

Additional benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round and there is secure parking accessed via remote gates.

Union Street enjoys a prime position close to a wide range of local amenities. Residents benefit from easy access to shops, cafes, and restaurants, as well as excellent transport links including the nearby Metro station providing direct routes to Newcastle upon Tyne and the wider region.

The area is also within close proximity to the vibrant North Shields Fish Quay, known for its popular eateries and waterfront views, and just a short distance from the beautiful coastline at Tynemouth, offering sandy beaches and scenic walks.

We anticipate a high level of interest in this delightful property. For more information and to book a viewing please call our team on 0191 236 2070.

#### Tenure

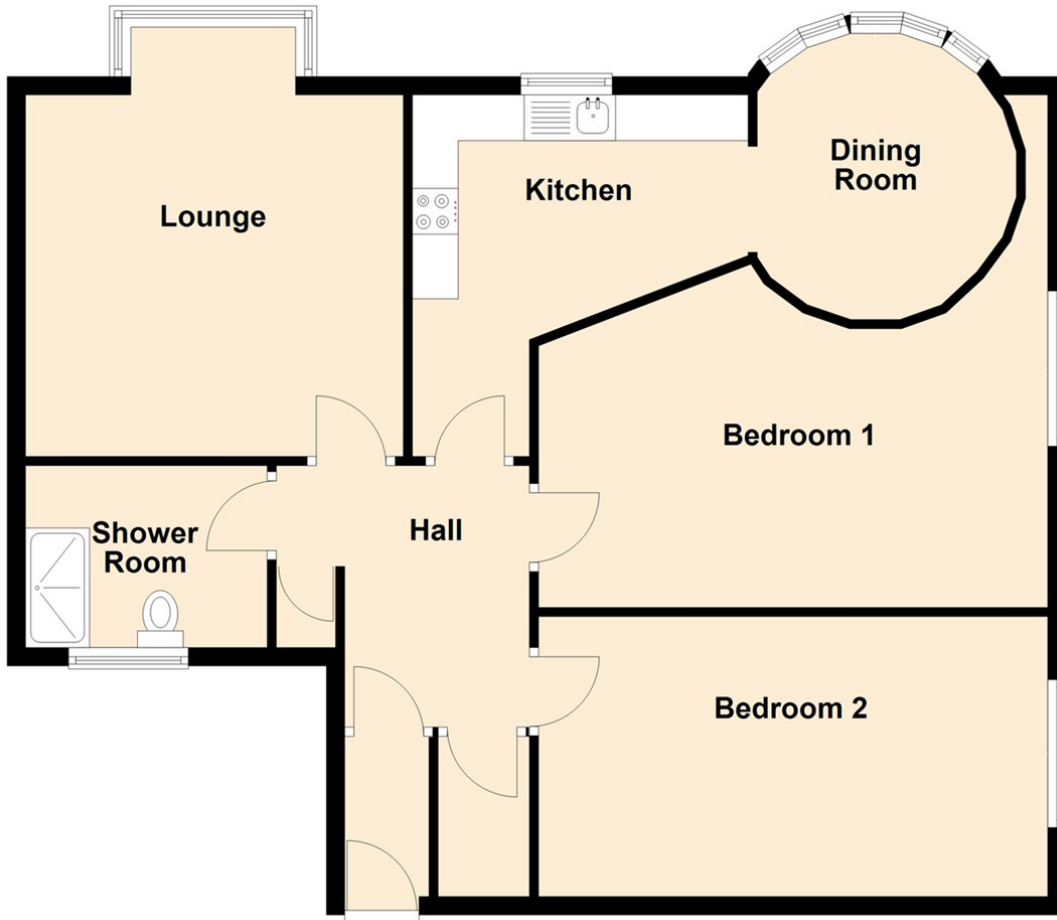
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: C



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## Ground Floor



Lounge 12'11" x 13'6" (3.96 x 4.13)

Dining Room 10'0" x 10'7" (3.06 x 3.25)


Kitchen 12'11" x 12'11" (3.96 x 3.96)

Bedroom One 13'4" x 9'4" (4.08 x 2.86)

Bedroom Two 13'3" x 10'0" (4.04 x 3.05)

## The difference between house and home

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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>	79	79
(55-68) <b>D</b>		
(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 	

Contact Us: 0191 236 2070



[www.janforsterestates.com](http://www.janforsterestates.com)

