



 **Jan Forster**

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Duke Street | | North Shields | NE29 6HB

Offers Over £90,000



- HOUSEBUILDER PART EXCHANGE PROPERTY
- HASSLE FREE PURCHASE OPPORTUNITY
- Close to Ferry Landing
- Leasehold
- Viewing Recommended
- PRICED FOR A QUICK SALE
- Ideal First Time Buy
- Fantastic Location
- Council Tax Band \*B\*
- No Onward Chain





**\*\* Video Tour on Our YouTube Channel | <https://youtu.be/ohlrLKyfcal> \*\***

This superbly presented second-floor apartment is positioned in a sought-after location on Duke Street, North Shields, offering a delightful blend of modern living and convenience with no onward chain. Ideal for the first time buyer, couples or those looking to downsize.

The property is accessed via a communal entrance with stairs and a lift and briefly comprises: - private entrance hallway with storage, bright and airy open plan living area with a fitted kitchen featuring integrated appliances and a breakfast bar. There are two double bedrooms and a modern bathroom WC with storage under the vanity unit and a shower over the bath. The apartment further benefits from gas central heating and double glazing.

Located close to the Ferry Landing, this apartment offers the charm of Quayside living, along with the vibrant atmosphere that comes with it. The proximity to Tynemouth adds to the appeal, providing access to beautiful beaches, local shops, and a variety of dining options.

Viewing is essential to fully appreciate this property. For more information, please call our Tynemouth branch on 0191 236 2070.

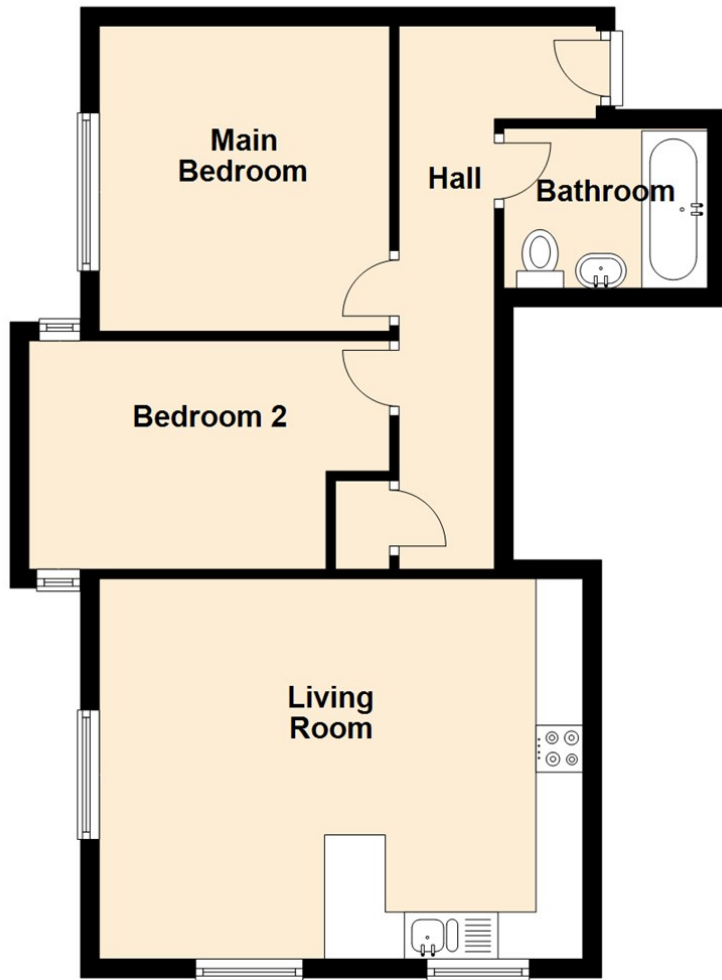
#### Tenure

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

Council Tax band \*B\*.



## Second Floor




Living Area 13'3" x 16'11" (4.06 x 5.16)

Main Bedroom 10'8" x 9'6" (3.26 x 2.92)

Bedroom Two 8'0" x 11'11" (2.44 x 3.65)

## 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>	82	82
(69-80) <b>C</b>		
(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)

