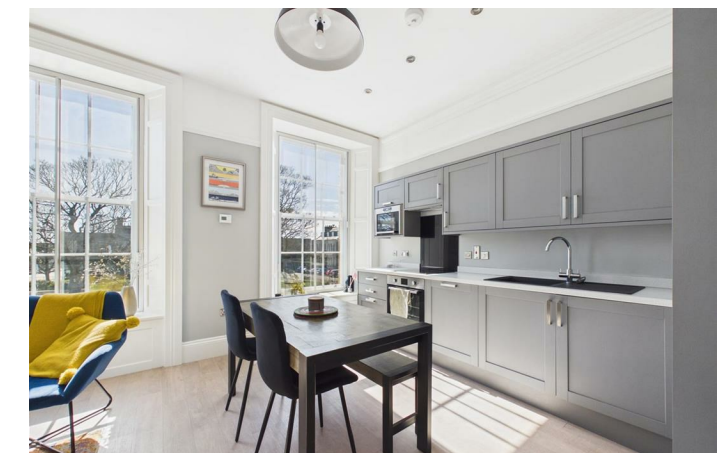




Northumberland Square, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	69
(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	



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 £199,950

Description

BEAUTIFULLY APPOINTED TWO BEDROOM FIRST FLOOR APARTMENT WITH OFF STREET PARKING SITUATED CENTRALLY WITHIN NORTH SHIELDS OVERLOOKING THE REGENERATED NORTHUMBERLAND SQUARE - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this attractive two double bedroom first floor apartment conveniently located on Northumberland Square within North Shields. Boasting stylish interiors, high ceilings, sash windows, open views over the square, basement lockable storage, shared yard and off street parking.

Briefly comprising: Welcoming communal entrance with stairs to the first floor. The private hallway offers access to all rooms and benefits from two double built in cupboards providing storage. The open plan lounge/kitchen/diner is flooded with natural light due to the two large windows offering views over the well maintained Northumberland Square. The modern kitchen has a good range of fitted wall and base units, integrated appliances include an electric hob, oven, extractor fan, microwave, dishwasher, fridge/freezer and washer/dryer.

There are two double bedrooms to the rear of the property and to complete the property is the bathroom, comprising a bath with shower over, hand basin, W.C. and heated towel rail.

Externally to the rear is a paved communal yard offering plenty of outside space, from here there is access to a designated parking bay within a secure gated courtyard. An added benefit is a private lockable room within the basement which provides a generous amount of storage.

Centrally located within North Shields on the rejuvenated Northumberland Square. Offering close proximity to a wide range of amenities, Metro station, major road links providing ease of access to other local towns, the coast and Newcastle City Centre. North Shields Fish Quay has an extensive range of cafés and restaurants, Tynemouth Village is also within walking distance and offers an elite range of cafes and restaurants as well as the award-winning Longsands Beach.

Secure Communal Entrance

Private Hallway

Lounge/kitchen/Diner

15'7" x 13'0"

Bedroom One

13'11" x 9'2"

Bedroom Two

20'4" x 6'8"

Bathroom

7'6" x 6'2"

Basement Storage

14'3" x 6'6"

Externally

Externally to the rear is a paved communal yard offering plenty of outside space, from here there is access to a designated parking bay within a secure gated courtyard. An added benefit is a private lockable room within the basement which provides a generous amount of storage.

Tenure

Leasehold

