



ASKING PRICE

**£189,950**

**Park Crescent East**

North Shields, NE30 2HQ

Fresh Property Centre are pleased to present this upper flat on Park Crescent East, North Shields. The well-presented flat offers a wonderful opportunity for those seeking a comfortable and convenient living space. With immediate vacant possession, this property is perfect for first-time buyers or those looking to downsize.

The flat boasts an entrance lobby that leads to a welcoming landing, setting the tone for the rest of the home. The lounge is a delightful space, ideal for relaxation or entertaining guests. The kitchen is functional and well-equipped, making meal preparation a pleasure. This flat features three generously sized bedrooms, providing ample space for family or guests. The modern bathroom is stylish and practical, ensuring comfort for all residents.

Situated near Northumberland Park, this property enjoys excellent access to the picturesque Tynemouth and the vibrant fish quay, where you can indulge in local delicacies and enjoy scenic views. The location is not only convenient for leisure activities but also offers easy transport links to nearby areas. Don't miss out on the chance to make this delightful flat your own.

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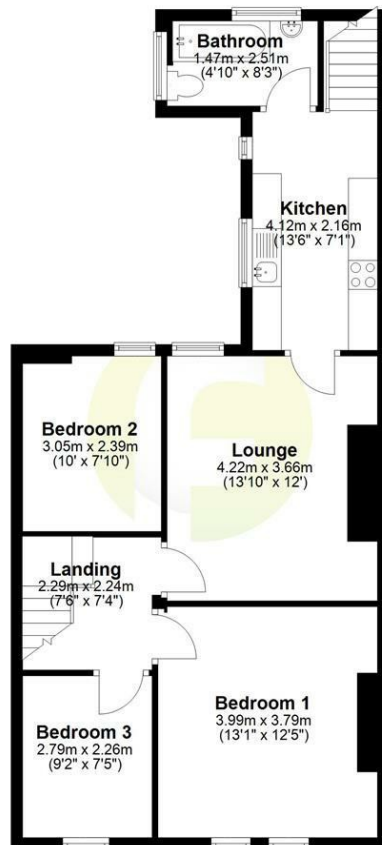
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### First Floor

Approx. 65.5 sq. metres (705.1 sq. feet)



Total area: approx. 65.5 sq. metres (705.1 sq. feet)

### LOCAL AUTHORITY

North tyneside

### TENURE

Leasehold

### COUNCIL TAX BAND

A

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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