

PER CALENDAR MONTH

**£795 Per Calendar Month**

**Salisbury Avenue**

North Shields, NE29 9PF



Available November. Fresh Property Centre welcome to the market this this delightful flat on Salisbury Avenue, Preston Village. With two well-proportioned bedrooms, this property is ideal for individuals, couples, or small families seeking a welcoming home.

Upon entering, you are greeted by a spacious reception room that provides an inviting space for relaxation and entertainment. The flat features a well-appointed kitchen and bathroom, ensuring that your daily routines are both comfortable and efficient. Externally there is a yard to the rear.

This flat presents an excellent opportunity for those looking to settle in a friendly neighbourhood. Whether you are a first-time buyer or seeking a rental investment, this property is sure to meet your needs.

2



1



1











#### LOCAL AUTHORITY

North tyneside

#### TENURE

#### 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                                   |                         |           |
| (55-68) D                                   | 65                      | 73        |
| (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



#### OFFICE ADDRESS

63 Church Way  
North Shields  
Tyne & Wear  
NE29 0AE

#### OFFICE DETAILS

0191 257 6823  
hello@fresh.property  
www.freshpropertycentre.co.uk