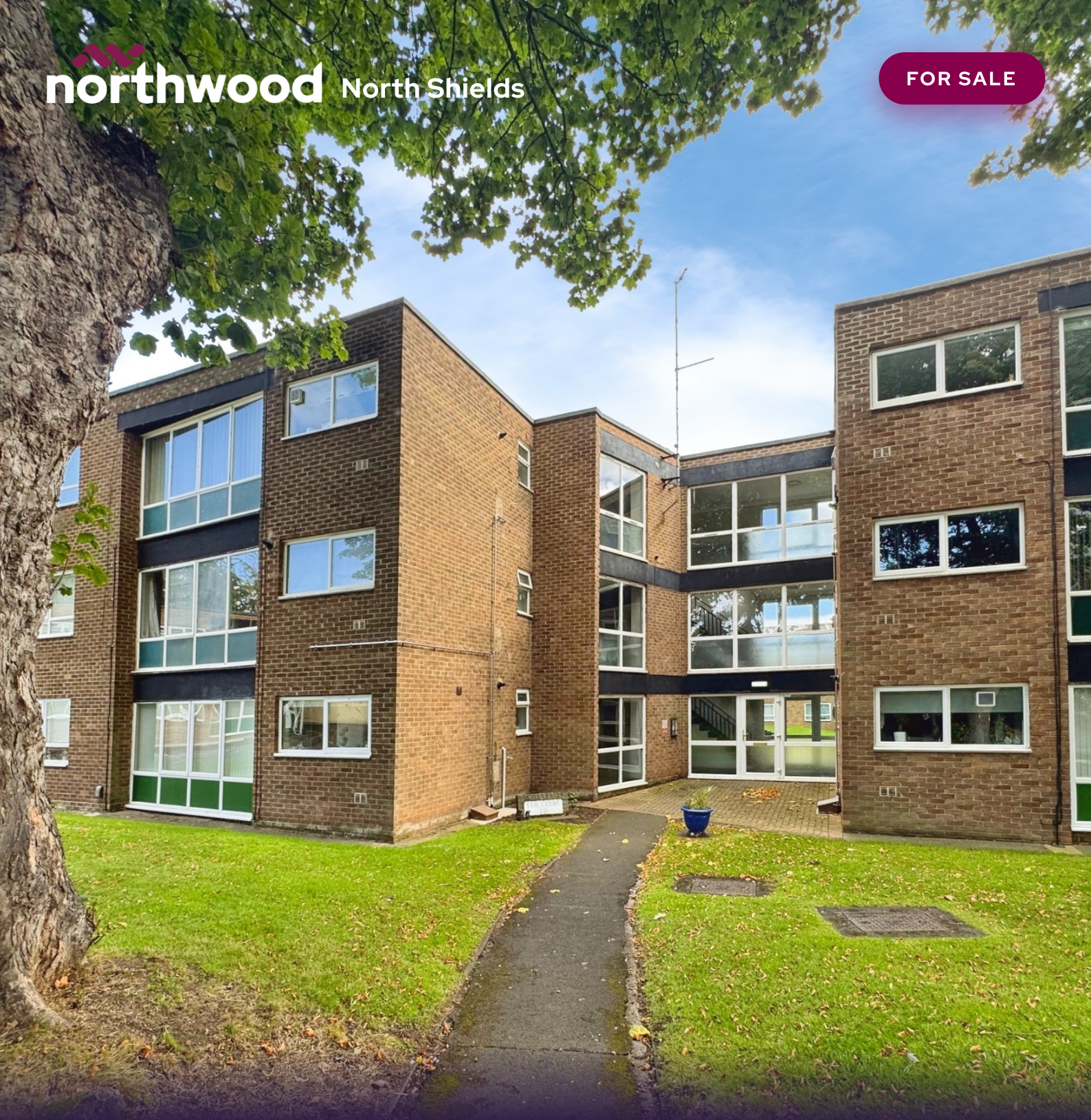




OFFERS OVER

£135,000

7 Etal Court

2 Bedroom Flat · North Shields NE29 0HH

 2 Bed

 1 Bath

 1 Reception

About this home

A well-presented two-bedroom first-floor flat, situated within the popular Etal Court development in North Shields, offering generous living accommodation, attractive communal grounds and a practical layout ideal for a wide range of buyers.

The property is presented in good order throughout and benefits from a bright and spacious feel, with plenty of natural light throughout the accommodation.

The generous lounge provides an excellent main living space, with a large window overlooking the communal grounds and ample room for both comfortable seating and dining furniture. The separate fitted kitchen offers a good range of wall and base units, contrasting work surfaces, integrated cooking facilities and space for additional appliances.

There are two well-proportioned bedrooms, with the principal bedroom particularly impressive in size and benefiting from a range of fitted wardrobes, providing excellent storage. The second bedroom offers flexibility as a guest room, home office or additional living space if required.

About this home (continued)

Completing the accommodation is a modern bathroom, fitted with a white suite incorporating a walk-in shower, wash hand basin with vanity storage and WC..

Externally, Etal Court benefits from well-maintained communal grounds, with established lawns, mature trees and paved pathways creating a pleasant setting around the development. You also have the added benefit of an external garage.

A spacious and well-maintained two-bedroom first-floor flat, offering comfortable accommodation, excellent storage and attractive communal surroundings, making this an ideal opportunity for a first-time buyer, downsizer or investor.

Tenure: Leasehold - 999 years from 1969 EPC: C Council Tax: A Material Information: This property is built to standard construction.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view

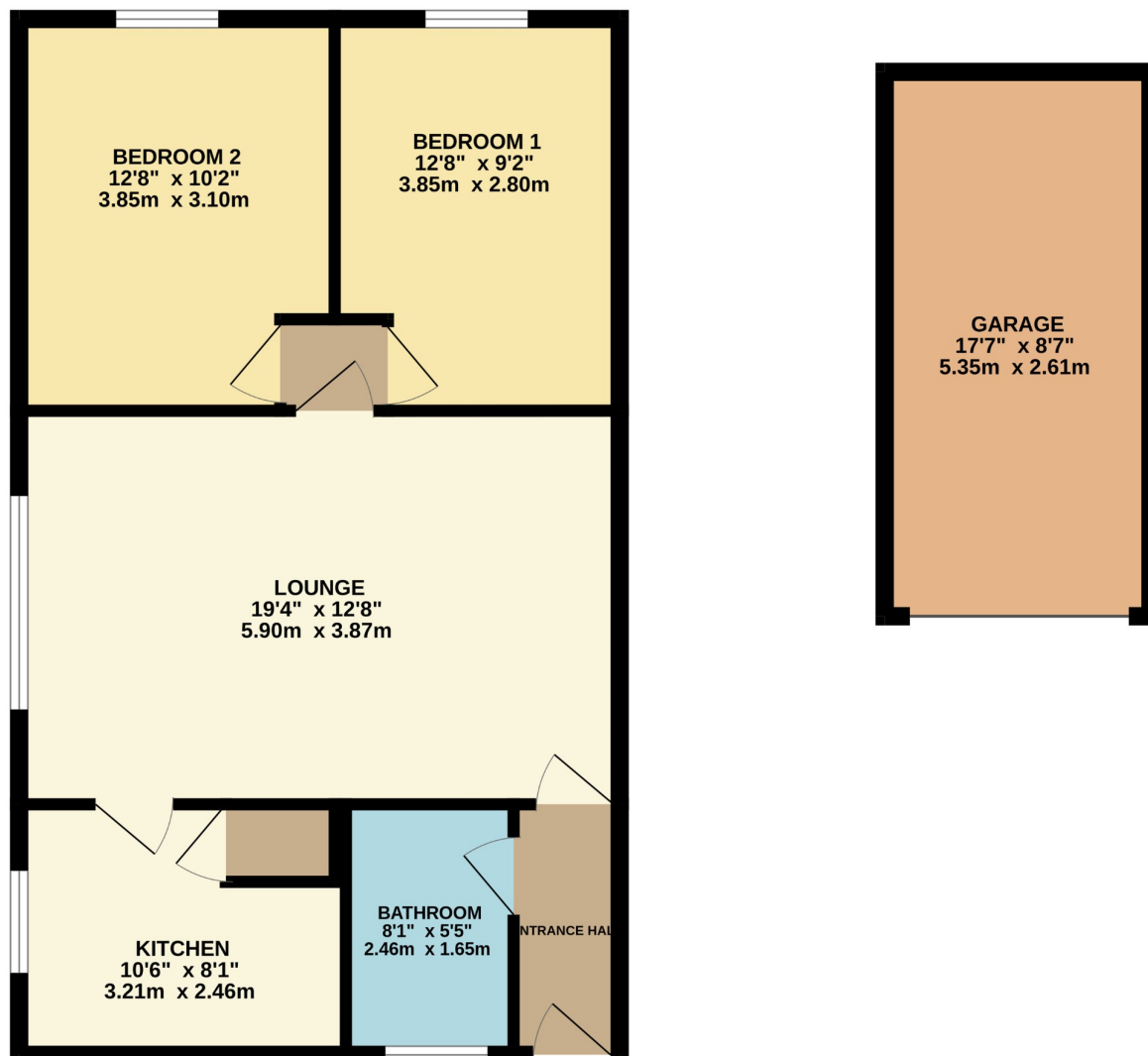
KEY FEATURES

- ✓ 999 Year Lease
- ✓ Garage
- ✓ No Upper Chain
- ✓ Intercom Entry
- ✓ EPC: C
- ✓ Council Tax A





GROUND FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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VISIT

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