


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Netherton Grove, North Shields NE29 8JL

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Offers Over £49,950

Well presented one bedroom first floor flat situated within a popular residential area of North Shields. Close to all local amenities and transportation links providing ease of access to other nearby towns, the coast and Newcastle's city centre.

Benefiting from gas central heating and double glazing, the property briefly comprises: Entrance hallway, living room, bedroom, kitchen and bathroom. Externally the property offers a private rear garden on the corner.

The property represents an excellent choice for purchaser in this price range. This property is for investors only as has tenant in situ.

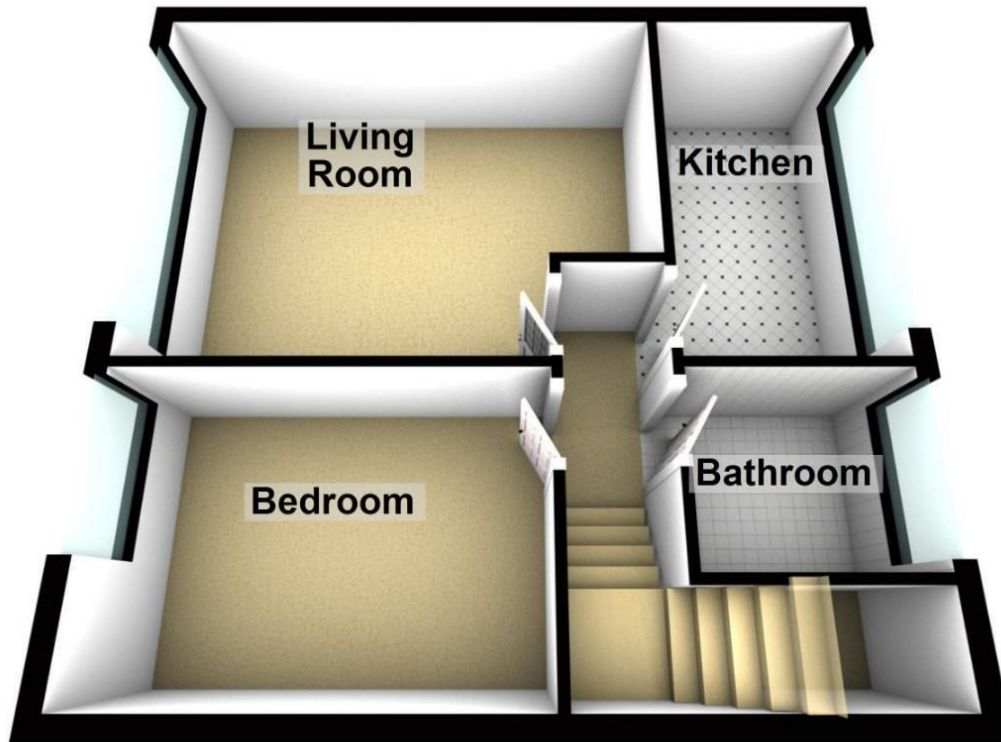


Council Tax Band: A
Tenure: Leasehold - 119 years remaining
Service charge and ground rent applicable

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

First Floor



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
16'4" x 12'1"

Kitchen
12'2" x 6'2"

Bedroom One
12'6" x 9'0"

Bathroom
5'5" x 6'2"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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