







- For Sale by Modern Auction • T & C's Apply
- Subject to Reserve Price • Buyers Fees Apply
- Two Double Bedrooms • Serviced Elevator
- No Upper Chain • Council Tax Band \*C\*
- Viewing Recommended • Call For More Information







**\*\* Video Tour on Our YouTube Channel | <https://youtu.be/sXHvU464kSo> \*\***

**For sale by Modern Method of Auction: Starting Bid Price £125,000 plus Reservation Fee**

**This property is for sale by The Great North Property Auction powered by iam-sold.**

Situated on the desirable Duke Street in North Shields, this impressive second-floor apartment with stunning River views offers a perfect combination of modern living and everyday convenience. An excellent choice for first-time buyers, couples, and smaller families.

Accessed via a communal entrance with both stairs and a lift, the apartment comprises: a private entrance hallway with built-in storage, a bright and spacious open-plan living area boasting a balcony with fantastic views and a modern fitted kitchen that includes integrated appliances and a breakfast bar. There are two generously sized double bedrooms, the main with a Juliet balcony and a contemporary bathroom/WC, featuring a shower over the bath. Additional benefits include gas central heating and double glazing throughout.

Located close to the Ferry Landing, this apartment offers the charm of Quayside living, along with the vibrant atmosphere that comes with it. The proximity to Tynemouth adds to the appeal, providing access to beautiful beaches, local shops, and a variety of dining options.

Viewing is essential to fully appreciate this property. For more information, please call our team on 0191 236 2070.

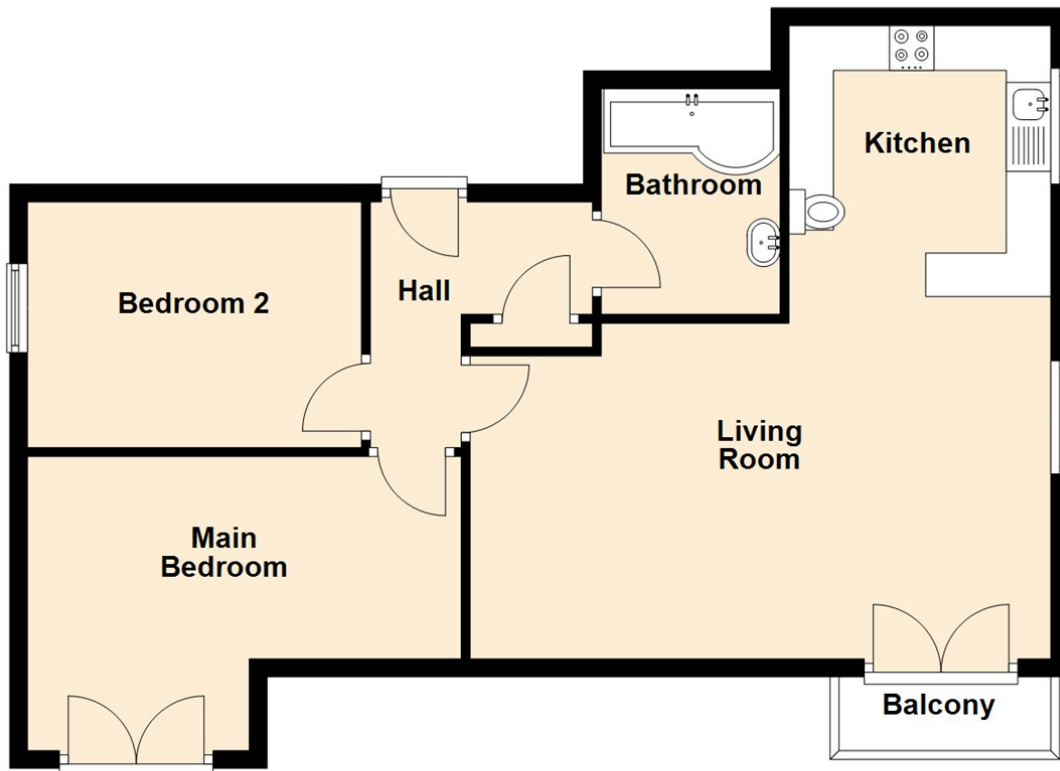
#### **Tenure**

The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative.

**Council Tax band: C**



## Second Floor




Living Room 12'4" x 21'4" (3.77 x 6.52)

Kitchen 11'1" x 9'7" (3.38 x 2.94)

Main Bedroom 10'4" x 15'11" (3.16 x 4.87)

Bedroom Two 9'0" x 12'3" (2.76 x 3.75)

Auctioneer's Comments

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

## The difference between house and home

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