

SIGNATURE

NORTH EAST

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📍 Brandling Court, North Shields NE29 6WT

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Offers Over £120,000

Signature North East is delighted to welcome this well-presented two-bedroom first-floor flat to the market, situated in the popular area of North Shields. Branding Court enjoys a fantastic location with access to a wide range of modern amenities. Excellent public transport links, including nearby bus routes and Metro services, provide easy commutes to Newcastle and the surrounding areas, while the A19 and A1058 are both within easy reach. Families and professionals alike will appreciate the reputable local schools, parks and green spaces, making this a convenient and welcoming place to call home. The property also benefits from a new water tank, complete with full service history, and all new electric radiators, both installed in 2021.

Upon entering the property, you are welcomed into a central hallway featuring two useful storage cupboards. From here, you are led into the living room, offering ample room for a variety of furnishings and enhanced by a Juliette balcony that allows plenty of natural light to flow through. The living room seamlessly connects to the stylish kitchen, fitted with a range of wall and base units, along with integrated appliances including an oven and hob.

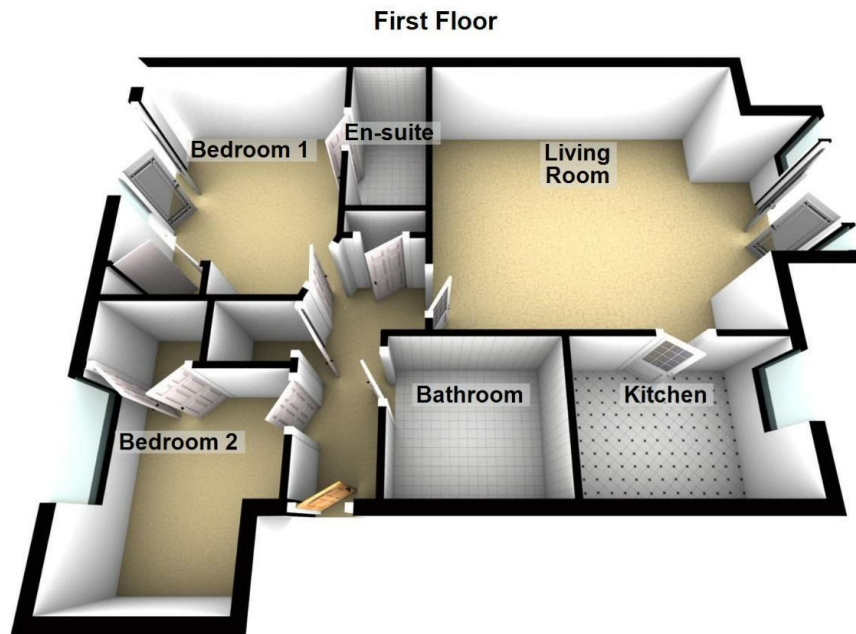
Continuing through the property, you will find two bedrooms, both comfortably accommodating a double bed alongside additional furnishings. Bedroom one benefits from a Juliette balcony, a built-in storage cupboard and a private en-suite comprising a shower, hand basin and W.C. Bedroom two also features a built-in storage cupboard. Completing the internal accommodation is the family bathroom, fitted with a bathtub, separate shower, hand basin and W.C.

Externally, the property benefits from one allocated parking space, along with two parking permits, providing convenient off-street parking for residents and visitors alike.



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

PROPERTY FLOORPLAN



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
18'9" x 14'7"

Kitchen
9'7" x 6'9"

Bedroom One
10'11" x 10'4"

En Suite
8'3" x 3'9"

Bedroom Two
9'6" x 8'9"

Bathroom
7'6" x 6'9"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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 





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