



53 Park Crescent East, North Shields, NE30 2HQ
£180,000

- Ground Floor Flat
- Good Local Facilities
- Updated Shower Room
- Popular Location
- Updated Kitchen
- Two Bedrooms

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LOCATION

The property is located in North Shields, Tyne and Wear. North Shields is a large town on the north bank of the River Tyne and on the north east coast of England, approximately 8 miles east of Newcastle city centre. It is situated on the east side of Park Crescent East, a period terraced street containing flats and houses. This is a popular residential area with a wide variety of activities and services in and around North Shields and Tynemouth.

DESCRIPTION

The property is a ground floor mid terraced 'Tyneside' flat. It is situated in a curved section of the street meaning slightly larger than average dimensions across the rear of the property. There are UPVC double glazed windows, radiator heating, an updated kitchen and shower room with WC. Externally there is a small garden to the front and a yard to the rear.

ACCOMMODATION

UPVC entrance door to

Hallway

With storage alcove. Laminate flooring.

Bedroom One

14'5" x 11'5" into bay (4.4m x 3.5m into bay)

UPVC double glazed windows. Double central heating radiator.

Bedroom Two

9'10" x 11'1" average (3m x 3.4m average)

UPVC double glazed window. Double central heating radiator.

Lounge

20'0" x 14'5" average (6.1m x 4.4m average)

UPVC double glazed window. Double central heating radiator. Laminate flooring. Decorative fire surround.

Kitchen

12'5" x 7'6" (3.8m x 2.3m)

Range of modern cream coloured fitted wall and floor storage units complementing wood effect worktops. Pantry cupboard and access to rear yard.

Shower Room / WC

9'6" x 5'2" (2.9m x 1.6m)

Wet room, shower configuration with tiled floor and walls, plastic panelling and spotlighting to ceiling. Fitted vanity unit and wash hand basin. WC, double central heating radiator. UPVC double glazed window.

EXTERNAL

Small presentation garden to front and yard to rear.

TENURE

The property is subject to a long leasehold title of 999 from 25th March 1986.

ENERGY PERFORMANCE CERTIFICATE

We await a copy of the energy performance certificate.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations, the Purchaser will be required to provide two forms of identification and proof of source of income.

CLIENT MONIES PROTECTION SCHEME

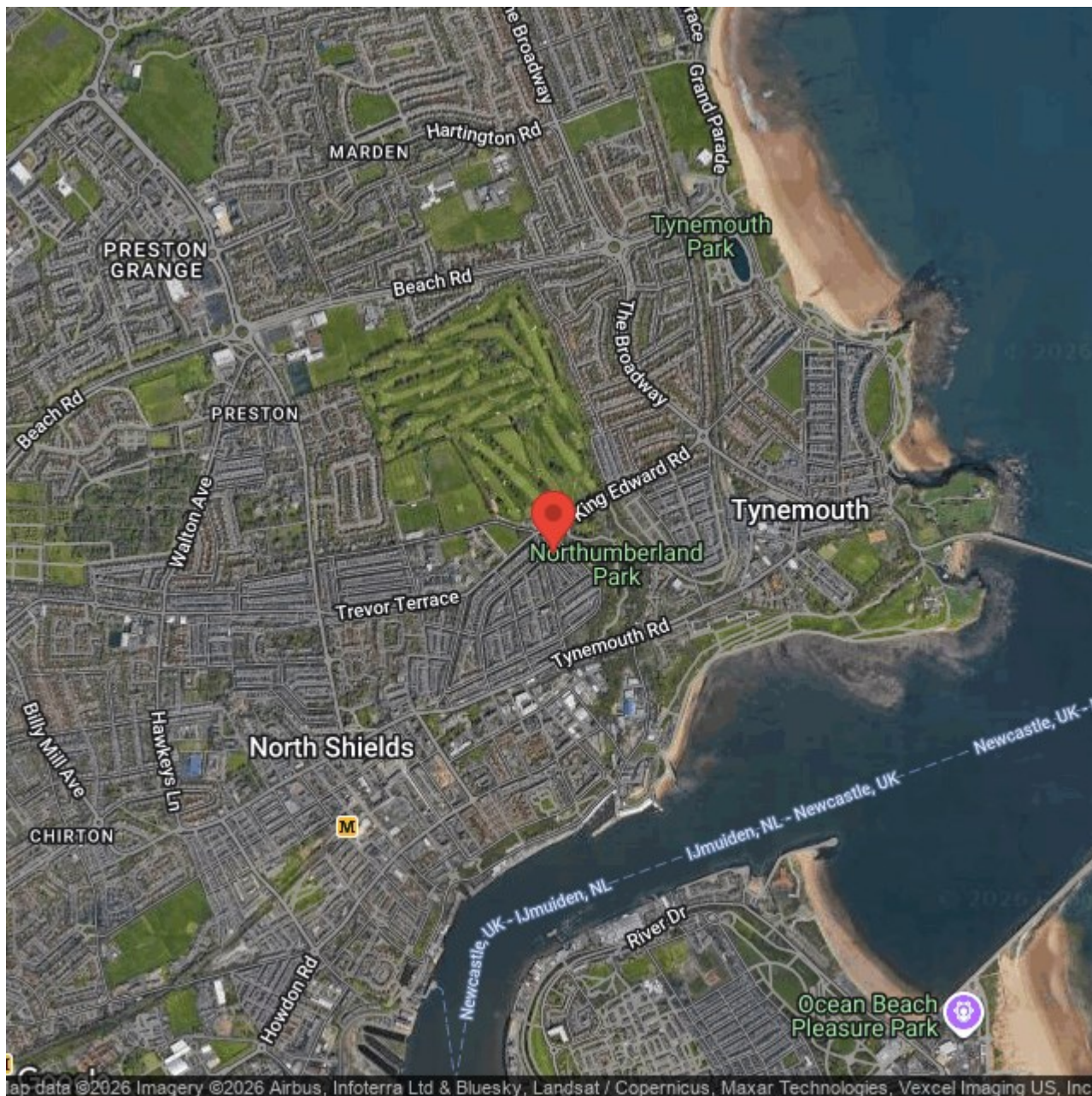
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PROPERTY REDRESS SCHEME

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