

TO LET

45 BALMORAL GARDENS, NORTH SHIELDS NE29 9BB
£750 PER MONTH



2 BEDROOM FLAT

- TWO BEDROOM GROUND FLOOR FLAT
- SOUGHT AFTER LOCATION
- LOUNGE & KITCHEN
- FRONT TOWN GARDEN & PRIVATE REAR YARD
- BATHROOM WC
- AVAILABLE END APRIL, UNFURNISHED WITH WHITE GOODS
- DETACHED GARAGE LOCATED TO THE REAR
- EPC RATING C

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ENTRANCE HALLWAY

LOUNGE
14'4" x 14'0"

KITCHEN
8'11" x 7'8"

BEDROOM ONE
16'5" x 14'0"

BEDROOM TWO
10'0" x 6'11"

BATHROOM WC
7'8" x 7'8"

GARAGE
17'5" x 10'0"

FRONT TOWN GARDEN

REAR YARD

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***PLEASE NOTE THIS GROUND FLOOR FLAT BENEFITS FROM A DETACHED GARAGE
LOCATED TO THE REAR***

This beautiful, well presented ground floor flat is perfectly located within a popular residential area. It displays a variety of modern features, is available from the beginning of May, unfurnished with white goods and ideal for a range of tenants.

This two bedroom ground floor flat comprises of lounge, kitchen, two bedrooms, bathroom WC. Externally: front town garden, detached garage, private rear yard.

The fabulous location of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. A short walk away from the property are Tynemouth Village and Northumberland Park. The nearby public transport is excellent and includes the metro system, and the diverse scenery makes it attractive to retired couples, young couples and families.

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FLOORPLAN

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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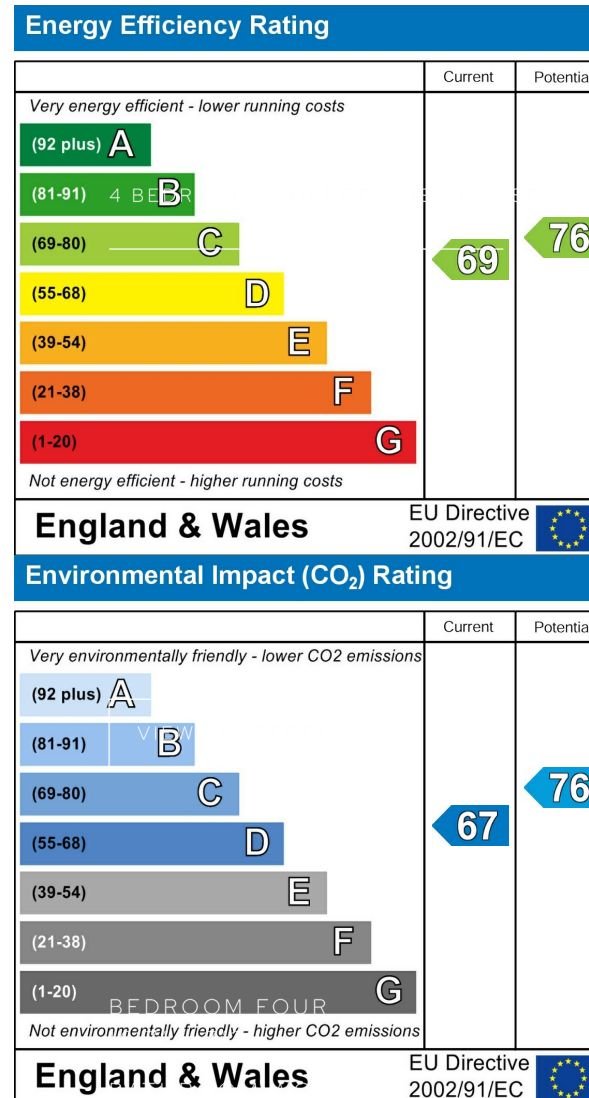
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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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