



1 Brandling Court

Hackworth Way
North Shields
NE29 6WT

£69,950
Leasehold

One Bedroom
Ground Floor Flat
Currently Tenanted at £525pcm
Electric Heating
Close to Local Amenities and Transport
Links
Viewing Recommended

Safe and Secure welcome to the market this One Bedroom Ground Floor Flat in the popular area of Brandling Court, North Shields.

This modern flat is currently tenanted and would make a good investment for property landlords and investors.

Conveniently located near local amenities and transport links.

Viewing recommended.

COMMUNAL ENTRANCE

Intercom entry system.

ENTRANCE HALL

Entrance door, built in storage cupboard housing water tank.

LOUNGE

16' 6" x 12' 4" (5.04m x 3.78m) Double glazed windows and French doors to rear, coving to ceiling, intercom system and television point.

KITCHEN

6' 5" x 9' 3" (1.96m x 2.82m) Fitted with a range of wall and base units with coordinating work surfaces over, single bowl sink and drainer unit, integrated electric oven and hob with extractor hood over, integrated fridge-freezer and space for washing machine.

MASTER BEDROOM

9' 2" x 10' 8" (2.81m x 3.26m) Double glazed window to rear, coving to ceiling and electric

storage heater.

BATHROOM

Part tiled walls, white three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level WC and extractor fan.

COMMUNAL GARDEN

Gravelled shared area enclosed by fenced boundaries.

**Local Authority
Council Tax Band
EPC Rating**

C

Houghton Le Spring

24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.