



ASKING PRICE

£122,500

Langholm Avenue

North Shields, NE29 8DH

Fresh Property Centre present this charming two-bedroom lower flat located on Langholm Avenue in the desirable area of North Shields. This well-presented property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

The property boasts a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-equipped kitchen offers practicality and ease for everyday living. The flat features two comfortable bedrooms, providing ample space for rest and relaxation.

One of the standout features of this property is the conservatory, which leads to a delightful rear garden. This outdoor space is perfect for enjoying the fresh air, gardening, or simply unwinding. Additionally, the flat includes a garage, providing secure parking and extra storage space. The bathroom is well-appointed, ensuring that all your needs are met.

Situated in a friendly neighbourhood, this property is conveniently located near local amenities, schools, and transport links, making it easy to access everything you need.

In summary, this two-bedroom lower flat on Langholm Avenue is a wonderful opportunity for those seeking a comfortable and well-located home in North Shields. With its appealing features and inviting atmosphere, it is sure to attract interest. Do not miss the chance to make this lovely flat your new home.

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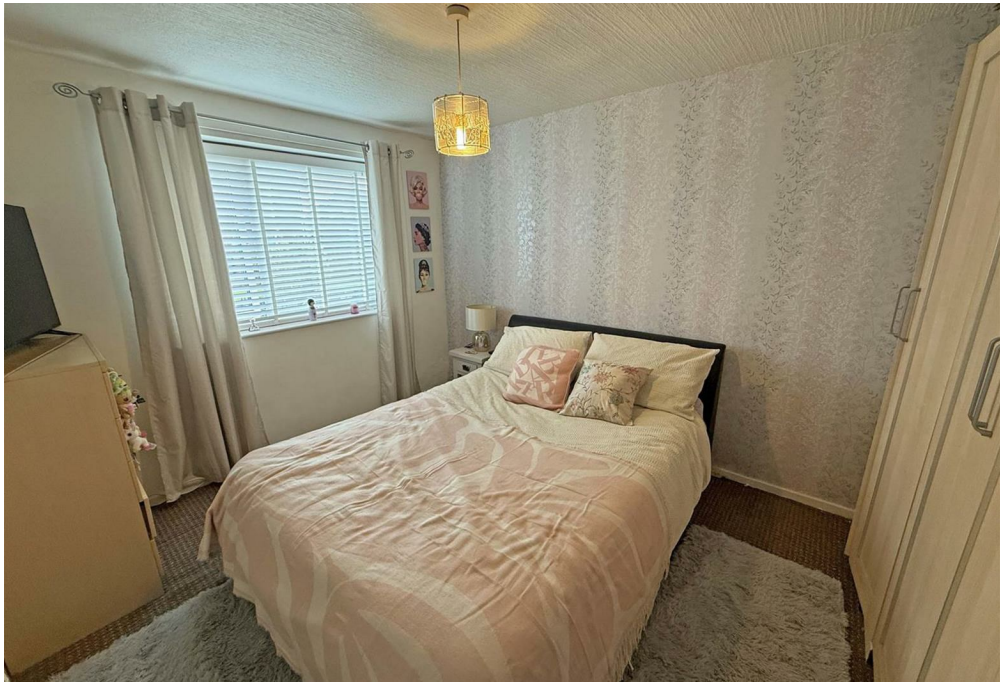


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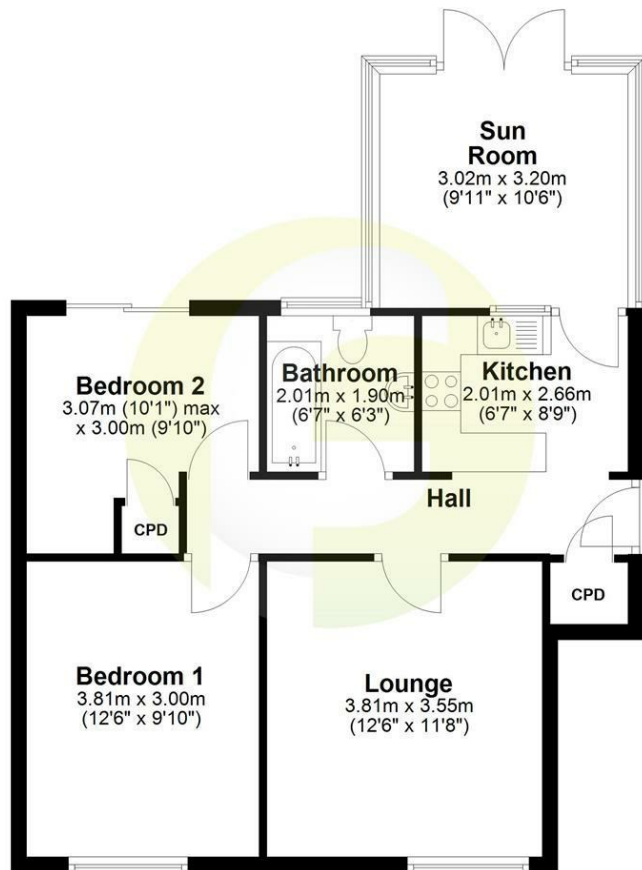


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Ground Floor
Approx. 60.8 sq. metres (653.9 sq. feet)



Total area: approx. 60.8 sq. metres (653.9 sq. feet)

LOCAL AUTHORITY

North tyneside

TENURE

Leasehold

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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



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