



Tynemouth Road, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	74
(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	



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £179,950

Description

WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT SITUATED WITHIN THIS POPULAR LOCATION IN NORTH SHIELDS CLOSE TO NORTHUMBERLAND PARK

We welcome to the market this well presented two bedroom ground floor flat, conveniently located close to local shops, amenities, North Shields Fish Quay and a short walk into Tynemouth Village. Benefitting from good sized accommodation, shared yard and private enclosed town garden to the front.

Briefly comprising: Entrance vestibule to a spacious and welcoming hallway giving access to all rooms as well as a hatch to a basement area. The living room offers a comfortable space which overlooks the rear yard. A door leads to the kitchen which has fitted wall and base units with space for a fridge, oven and plumbing for a washing machine. An inner lobby offers access out to the rear yard as well as the bathroom, comprising a bath with shower over, hand basin and W.C.

There are two double bedrooms, one of which is particularly generous in size and overlooks the front of the property.

Externally to the rear is a shared yard and to the front is a private enclosed town garden.

North Shields offers a wide range of amenities. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre. The property is a short walk in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands Beach. Tynemouth Golf Club is a few minutes walk away as is the Fish Quay and the regenerated Northumberland Park ideal for pleasant walks.

Entrance vestibule

Hallway

13'0" x 8'1"

Living Room

15'9" x 12'3"

Kitchen

12'11" x 6'9"

Bathroom

6'5" x 5'2"

Bedroom One

15'8" x 12'9"

Bedroom Two

12'1" x 8'10"

Externally

Externally to the rear is a shared yard and to the front is a private enclosed town garden.

Tenure

Leasehold

