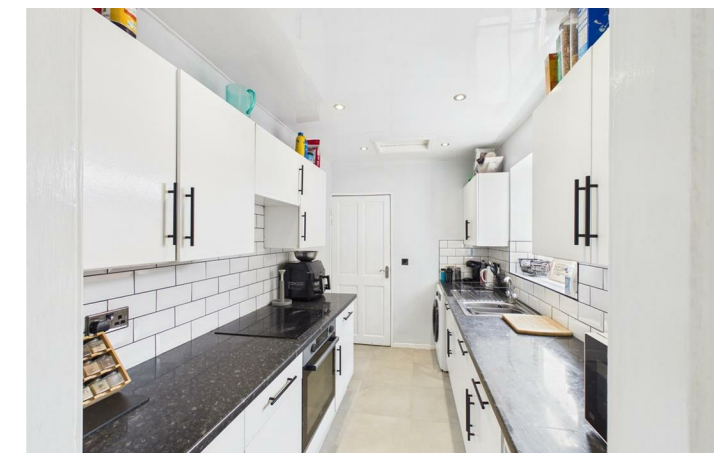
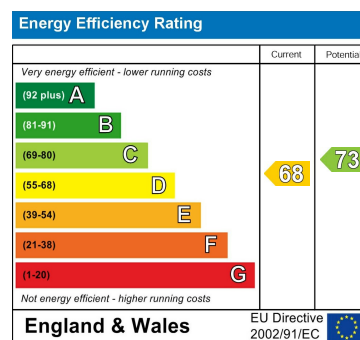




# St. Johns Terrace, North Shields



**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.

Offers Over £95,000

## Description

WELL PROPORTIONED AND PRESENTED TWO BEDROOM FIRST FLOOR FLAT, IDEALLY SITUATED WITHIN THE AREA OF PERCY MAIN, NORTH SHIELDS - AVAILABLE WITH NO UPPER CHAIN

Brannen and Partners welcome to the market this well proportioned two bedroom first floor flat, ideally positioned within the area of Percy Main, North Shields. Presenting modern interiors throughout, the property boasts two good sized bedrooms, ample living space, well equipped kitchen and contemporary bathroom, complete with a private rear yard and detached garage.

Briefly comprising: Practical entry leads directly to the first floor landing, providing access to the principal rooms of the home.

Positioned towards the rear of the property, the ample living space benefits from neutral decor and an integral storage cupboard, with access to the kitchen from here.

Offering a modern monochrome design, the well equipped kitchen benefits from white high gloss cabinetry framed with granite effect worktops. Integral appliances include hob, oven and extractor, with additional designated space for further appliances, plus access to the staircase leading to the rear yard.

Returning to the landing, both bedrooms are situated to the front of the property. The principal bedroom is particularly generous in size and benefits from a large bay window. Whilst the second bedroom is still well sized, currently utilised as a home office.

Finalising the home, the recently refurbished bathroom is contemporary in design, furnished with a bath with rainfall shower overhead, WC, heated towel rail and vanity wash basin with bowl style sink and storage beneath. The space also benefits from an integral airing cupboard.

Externally to the rear, there is a private south facing yard equipped with an external storage cupboard and access to the detached garage, offering further storage space or the opportunity for off street parking.

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 as well as good bus links. North Shields Fish Quay has an extensive range of cafés and restaurants. Tynemouth Village also offers an elite range of cafes and restaurants as well as the award winning Long Sands Beach.

## Entry

**Landing**  
4'7" x 7'3"

**Living Room**  
10'4" x 15'1"

**Kitchen**  
6'9" x 10'9"

**Bedroom One**  
11'8" x 17'5"

**Bedroom Two**  
7'11" x 10'7"

**Bathroom**  
7'9" x 11'5"

**Garage**  
10'0" x 12'10"

## Private Rear Yard

## Tenure

Leasehold - Share of Freehold - 979 years remaining

