



Hazeldene Court, North Shields

Offers Over £155,000



RICHARDSONS



Hazeldene Court

North Shields, NE30 4AD

- Two bedroom flat
- Perfect for first time buyer/investors
- Visitor Bays
- Modern Bathroom
- Spacious open plan Lounge/Diner
- Car park for off road parking
- No upper chain
- Awaiting EPC

Offers Over £155,000



A well-presented two bedroom second floor apartment situated within Hazeldene Court, North Shields.

Internally, the apartment features a secure communal entrance leading into a welcoming hallway with useful storage. The spacious open-plan lounge, dining and kitchen area provides a sociable heart to the home, with a modern fitted kitchen, ample worktop space and integrated appliances. There are two well-proportioned double bedrooms, together with a stylish modern bathroom.

Offering comfortable and practical accommodation, this property is ideally positioned for those looking to enjoy the best of both North Shields and nearby Tynemouth. The area provides excellent access to local amenities, transport links and well-regarded schools, while the coastline and beautiful sandy beaches of Tynemouth are just a short distance away. North Shields itself boasts a rich maritime heritage, with its working quayside complemented by a growing selection of cafés, bars, restaurants and independent shops.

Outside, residents benefit from a communal parking area with off-street parking, as well as additional spaces for visitors.

This property would make an excellent choice for a first-time buyer or downsizer looking for a well-maintained home.

Tenure - Leasehold 967 years remaining

Council Tax - A

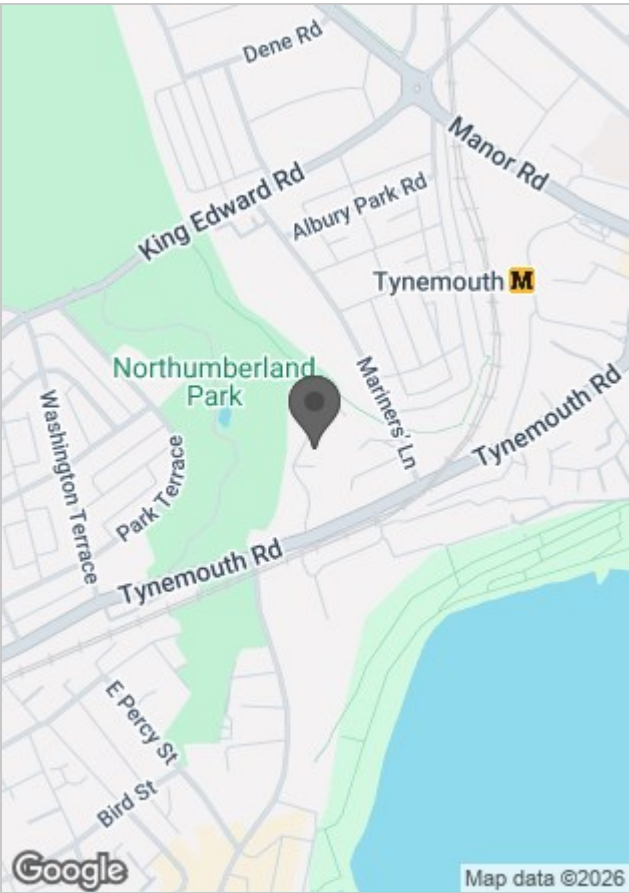
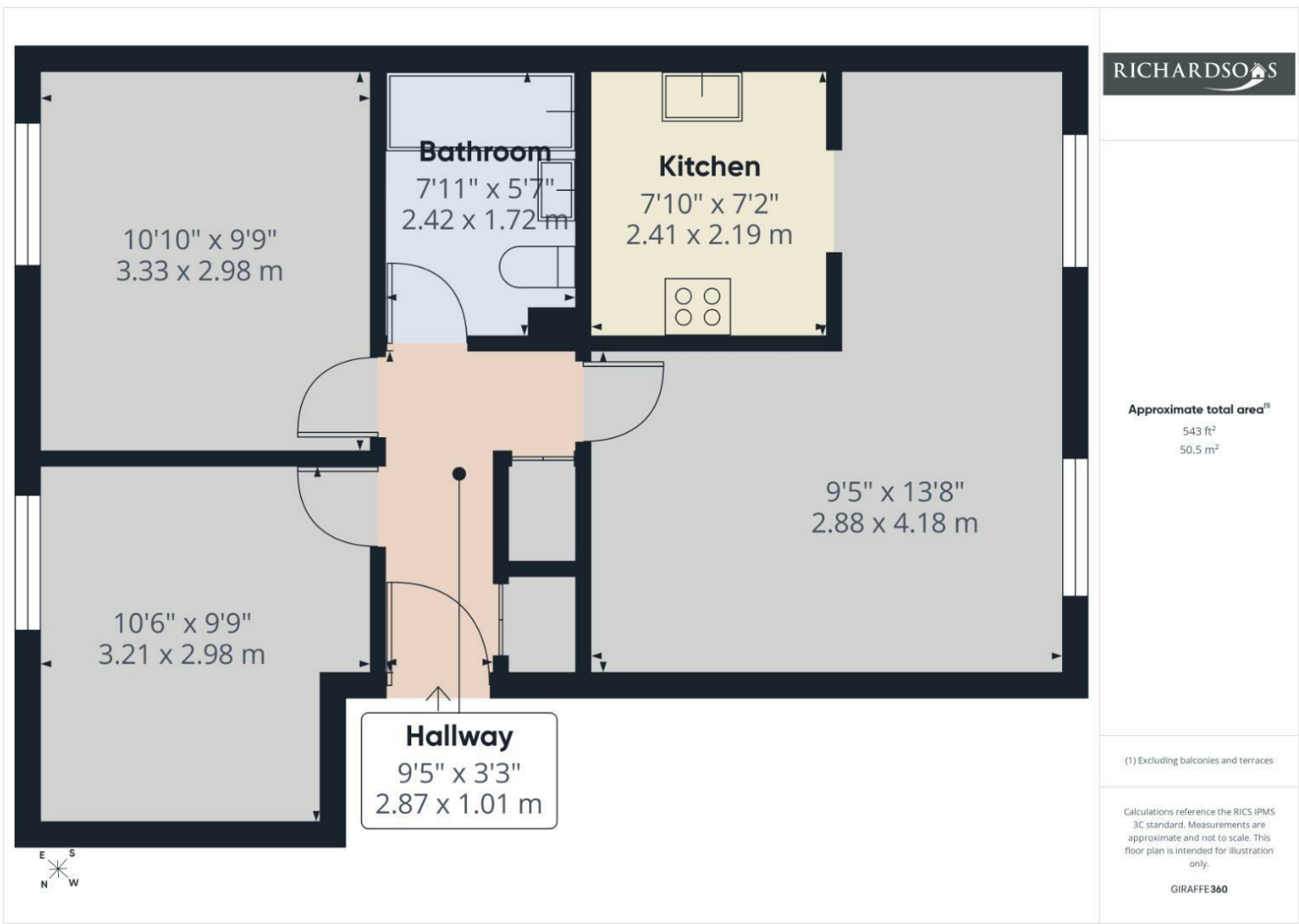


Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

Kitchen	7'10" x 8'2" (2.41 x 2.49)
Lounger/diner	9'5" x 13'8" (2.88 x 4.18)
Bedroom One	10'11" x 9'9" (3.33 x 2.98)
Bedroom Two	10'6" x 9'9" (3.21 x 2.98)
Bathroom	7'11" x 5'7" (2.42 x 1.72)





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

Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.