





- Ground Floor Flat
- Two Bedroom Home
- Refitted Kitchen
- Modern Refitted Bathroom
- Leasehold Property
- Great Location
- No Onward Chain
- Handy For The Coast
- Gas Central Heating
- Double Glazed





**** Video Tour on our YouTube Channel | https://youtu.be/ZM_gKO3Fkzc ****

This superbly presented ground floor flat will make an attractive purchase for the first time buyer looking to access the property market.

The accommodation which comes with vacant possession and which has been recently refurbished briefly comprises: entrance lobby and hall with under stair storage, living room, two bedrooms; the main with bay window, and a delightful kitchen with a range of modern wall and floor units along with complimenting work surfaces. The bathroom has been updated and presents a modern three piece suite, panelled walls and chromed furnishings. There is also a yard to the rear. Further benefits include gas central heating and UPVC double glazing.

This particular part of North Shields is extremely favourable and offers the buyer a superb lifestyle choice. The exact location is centred on the fringe of Tynemouth which is a very well regarded coastal location and offers access to some of the most delightful beaches in the UK. You have ease of access to well regarded schools and public travel links are within close proximity; the Metro which will have you into the city centre in some twenty minutes.

North Shields is an old fishing location where there is still and active working Quayside; a hive of activity with bars and restaurants along with the fishing industry. This also extends to Tynemouth and in particular Front Street; an exciting place to live and to visit with plenty going on.

For more information please call our Coastal team on 0191 257 2000.

Tenure

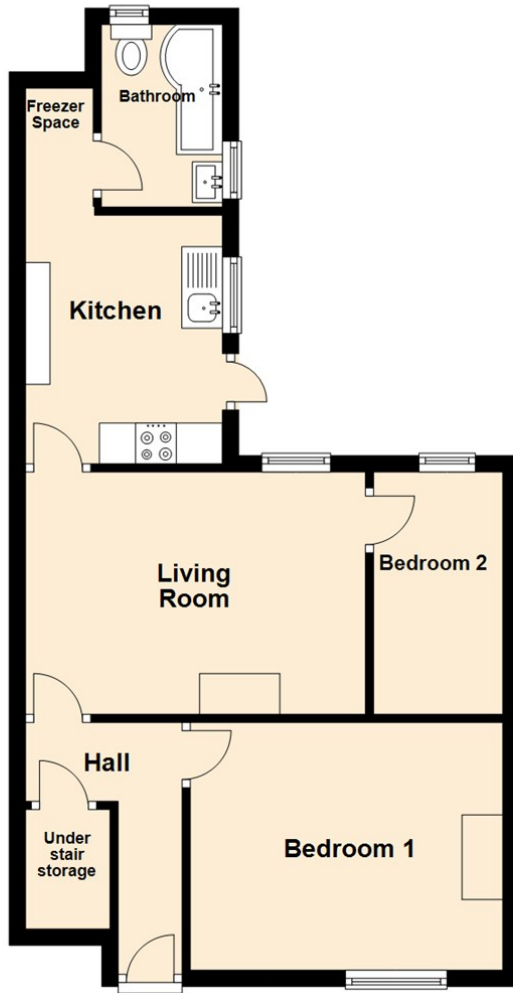
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band *A*.

Ground Floor



The difference between house and home


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Living Room 9'8" x 13'8" (2.97 x 4.17)

Kitchen 16'7" x 7'11" (5.08 x 2.42)

Bedroom One 9'11" x 12'6" (3.04 x 3.83)

Bedroom Two 9'8" x 5'2" (2.97 x 1.58)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Tynemouth

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