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- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- One Double Bedroom
- Viewing Recommended
- T & C's Apply
- Buyers Fees Apply
- Great Location
- Council Tax Band \*A\*
- Call For More Information







For sale by Modern Method of Auction: Starting Bid Price £35,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

This one-bedroom ground floor flat, is located in the popular New York area of North Shields. Ideally placed for excellent transport connections, making it simple to get to the beach, Newcastle, and other nearby areas. Whether you prefer to drive, or take the bus, you have a range of options to quickly get to the city or enjoy a relaxing day at the coast. Additionally, the flat is located within close proximity to a wealth of local shops, cafes, and essential amenities.

The flat is in need of some cosmetic updating and features a bright and airy double bedroom positioned to the front of the building, with a bay window. The bathroom WC and living room are both off the hallway and there is a kitchen to the rear with fitted units and access outside. Further benefits include gas central heating and double glazing.

Externally, to the rear of the property, there is a private paved yard, a low-maintenance outdoor space to enjoy the fresh air.

To book a viewing or for more information, please, call our Tynemouth branch on 0191 257 2000.

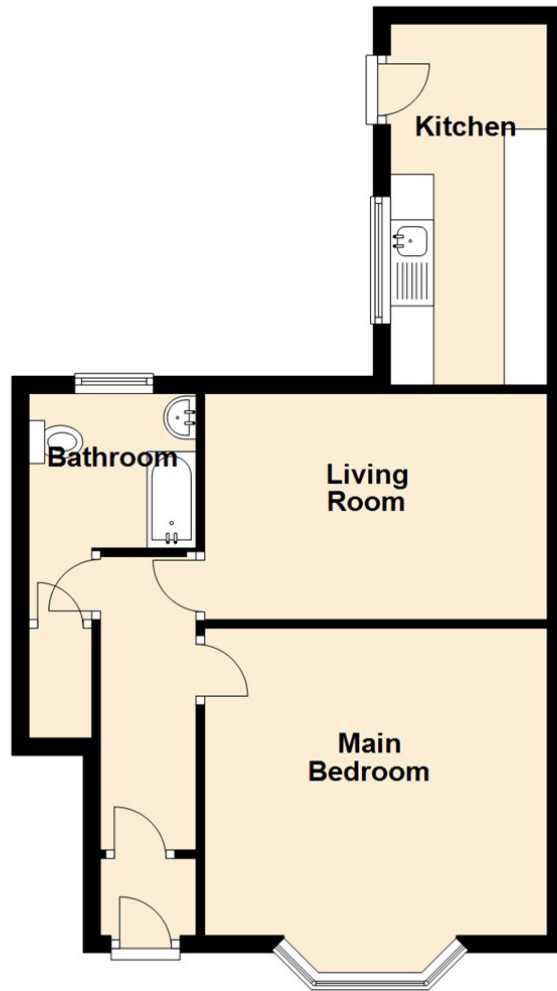
#### Tenure

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

Council Tax band \*A\*.




## Ground Floor



Living Room 8'7" x 13'0" (2.63 x 3.98)

Main Bedroom 11'8" x 13'0" (3.57 x 3.98)

Kitchen 13'8" x 5'11" (4.19 x 1.82)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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 	

## The difference between house and home

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