







2



1



2

- Ideal Starter Home
- Two Bedrooms
- Allocated Parking
- Council Tax Band \*B\*
- Viewing Recommended
- First Floor
- Two Bathrooms
- Close To Marina
- Leasehold
- Call For More information







Jan Forster Estates are pleased to present to the market this stylish, two-bedroom, first-floor flat in the ever desirable Chirton Dene Quays, North Shields.

This is a lovely location which is with close proximity to The Marina. There are some fantastic Park and Riverside walks nearby. The location of this property is extremely central and you are within easy striking distance of most Tyneside centres. Close to the A19, Tyne Tunnel and the A1058 Coast Road is also close by so you have a direct route to the coast or Newcastle City Centre. There are good links to public transport facilities which include prime bus routes and of course the Metro service.

The property is accessed via a communal entrance and consists of a private entrance porch, three piece part tiled bathroom WC, two good sized bedrooms; the main benefitting from an en-suite facility, a fantastic bright and airy lounge/diner with sliding French doors leading to the Juliet balcony, and a modern kitchen with fitted wall and floor units along with integrated oven and hob. Externally, there is a private car park for residents with an allocated parking space.

We anticipate an extremely high level of viewings on this superb property. To arrange yours or for more information, please call our coastal sales office on 0191 257 2000.

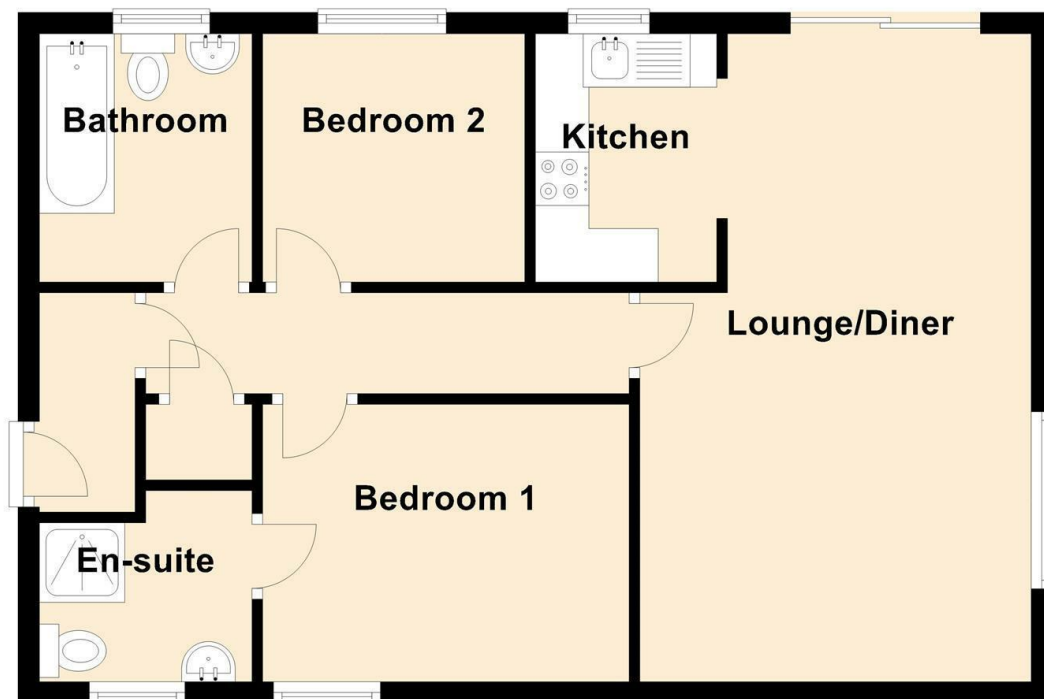
#### Tenure

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

Council Tax band \*B\*



## First Floor



Lounge Diner 11'6" x 19'7" (3.53 x 5.99)

Kitchen 7'7" x 6'0" (2.32 x 1.84)

Bedroom One 8'6" x 13'9" (2.60 x 4.20)

Bedroom Two 8'0" x 8'4" (2.45 x 2.56)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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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