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- Ground Floor Flat
- Two Bedroom Home
- Leasehold Property
- Council Tax Band *A*
- UPVC Double Glazed
- Shared Rear Yard
- Central Location
- Great Starter Home
- Handy For Tynemouth
- French Door To Rear





**** Video Tour on our YouTube Channel |**
<https://youtu.be/RvFiqbphIXg> ******

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

The accommodation has been recently refurbished and briefly comprises: entrance lobby and hall with under stair storage, spacious living room with feature fireplace and French door to the rear, two bedrooms; the main with bay window, and a delightful kitchen with fitted wall and floor units. The bathroom has been updated and presents a modern three piece suite with shower over the p-shaped bath. Externally there is a shared yard to the rear which has been divided between upstairs and downstairs for individual usage.

The property is positioned in a fantastic location. North Shields Fish Quay is within walking distance, and a fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. There are good links to public transport facilities including prime bus routes and the Metro service, and Tynemouth Long Sands Beach is only a short commute away.

In order to get a real feel for this home you should view the property as soon as possible. This will give you a much better understanding of how charming this property is. For more information please call our Tynemouth branch on 0191 257 2000.

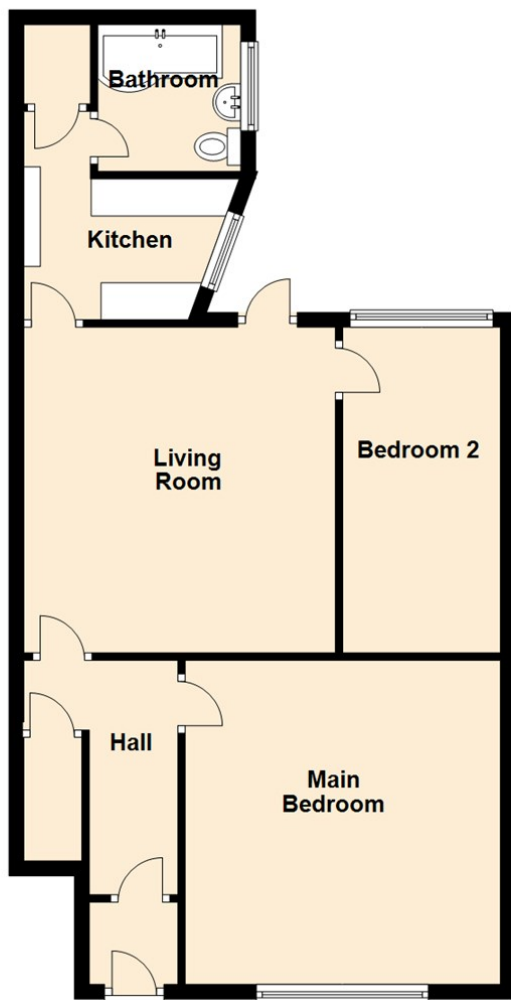
Tenure

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

Council Tax band *A*.



Ground Floor



The difference between house and home

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www.janforsterestates.com

Living Room 14'4" x 13'9" (4.39 x 4.20)

Kitchen 9'2" x 8'4" (2.81 x 2.56)

Main Bedroom 14'4" x 13'11" (4.37 x 4.25)

Bedroom Two 14'2" x 6'11" (4.34 x 2.13)

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		
	64	72
England & Wales <small>EU Directive 2002/91/EC</small>		

Gosforth

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Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

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Low Fell

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Property Management Centre

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