







- Great Location
- Ground Floor
- No Onward Chain
- Long Lease
- Viewing Recommended
- Perfect Starter Home
- Two Bedrooms
- Private Rear Yard
- Council Tax Band \*A\*
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/H-ZQtvIJSCI> \*\***

Located in the ever-popular Milton Terrace, North Shields, this delightful two-bedroom ground floor flat presents an excellent opportunity for first-time buyers or anyone seeking to downsize. Offered for sale with the benefit of no onward chain.

Milton Terrace itself is an attractive and peaceful street, offering a fantastic location that's just a stone's throw away from a wide range of local amenities. North Shields town centre is close by, with plenty of shops, cafes, and restaurants, while transport links are excellent, providing easy access to Newcastle city centre. Tynemouth Long Sands beach and Fish Quay add to the appeal, offering outdoor space for activities, and are only a 5-minute drive away. Additionally, the surrounding coastal paths offer excellent walking routes.

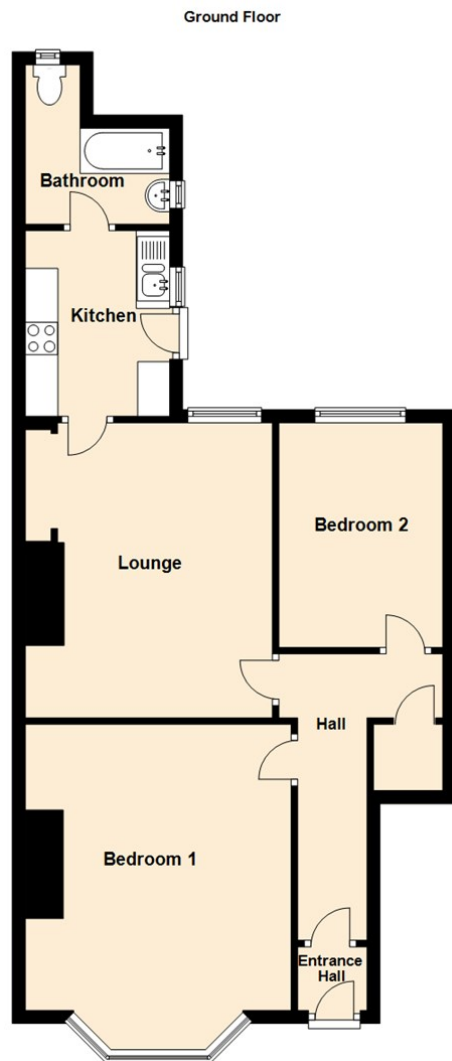
Internally the well presented property is made up of an entrance lobby, hallway with storage, a spacious main double bedroom with bay window and feature fire place, bedroom two, lounge with feature fireplace and storage space, kitchen with wall and floor units providing ample storage and access to the rear, and a there is a modern bathroom WC with shower over the bath. The property also features gas central heating and double glazing. Externally there is a good-sized yard to the rear.

We anticipate a high level of interest on this property. For more information and to book a viewing 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\*.



Lounge 14'6" x 12'2" (4.44 x 3.72)

Kitchen 9'1" x 7'4" (2.79 x 2.24)

Bedroom One 17'0" x 12'11" (5.19 x 3.95)

Bedroom Two 10'11" x 7'6" (3.35 x 2.31)

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		
	68	75
England & Wales		
	EU Directive 2002/91/EC	

## The difference between house and home

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