





- Sought After Location
- Pedestrianised Street
- Period Features
- Leasehold
- Call For More Information
- Ground Floor Flat
- Front and Rear Gardens
- Ideal First Time Buy
- Viewing Recommended
- Video Tour Available





** Video Tour on our YouTube Channel | <https://youtu.be/v5DWBI3gZd4>
**

An excellent opportunity has arisen to acquire this beautifully presented, two-bedroom ground floor flat, ideally located on a quiet pedestrianised street in a sought-after residential area of North Shields. This property offers a combination of character, outdoor space, and modern convenience - making it particularly well-suited to first-time buyers or those seeking to downsize.

Accessed via a welcoming entrance hallway with storage, the accommodation briefly comprises: - spacious lounge enhanced by high ceilings and period-style corning, creating a warm and inviting living space. The kitchen is fitted with a range of wall and base units, offering ample storage and preparation space. There are two generously sized bedrooms, both thoughtfully presented, with the main bedroom benefiting from a pleasant front aspect. The bathroom has been fitted with contemporary units and an overhead shower, completing the internal accommodation. Further benefits include gas central heating and double glazing.



Externally, the property enjoys an easy to maintain garden to the front, along with a private enclosed rear yard.

The property is well-positioned for access to a wealth of local amenities, including independent shops, supermarkets, cafes, and leisure facilities. There are also excellent transport links, offering quick access to nearby schools, along with the vibrant Fish Quay, King Edwards Bay and Tynemouth Long Sands Beach.

Early viewing is highly recommended. For further information or to arrange an appointment, please contact 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.

Council Tax Band *A*

Ground Floor



Lounge 13'9" x 15'0" (4.21 x 4.59)

Kitchen 8'6" x 8'0" (2.61 x 2.44)

Bedroom One 13'6" x 8'3" (4.12 x 2.53)

Bedroom Two 11'3" x 7'10" (3.43 x 2.41)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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