



Jan Forster
FOR SALE
97



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- Sought After Location
- One Bedroom
- Close To Amenities
- Freehold
- Viewing Recommended
- Ideal Starter Home
- Shared Yard
- Excellent Transport Links
- Council Tax Band *A*
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/8Fy9avsA9Ko> ****

Jan Forster Estates welcome to the market this one bedroom, ground floor flat in the highly sought after Belford Terrace, North Shields. The property is offered for sale with the benefit of no onward chain and is an ideal starter home.

Internally the property briefly consists of an entrance hall, one generous main bedroom with a walk-in bay window, lounge, kitchen with fitted units, and there is a three-piece bathroom WC with shower over the bath. Further benefits include gas central heating and double glazing. Externally there is a shared yard to the rear with garage door access.

The property is positioned in a fantastic location, just a short walk from Tynemouth Golf Club, and only a 5-minute drive from Long Sands Beach, King Edwards Bay and North Shields Fish Quay. A fabulous variety of local amenities including cafes, bars and restaurants are accessible in the area and there are excellent transport links and prime bus routes nearby.

Interested parties are urged to arrange a prompt and essential internal viewing. For more information, please call our Tynemouth branch on 0191 257 2000.

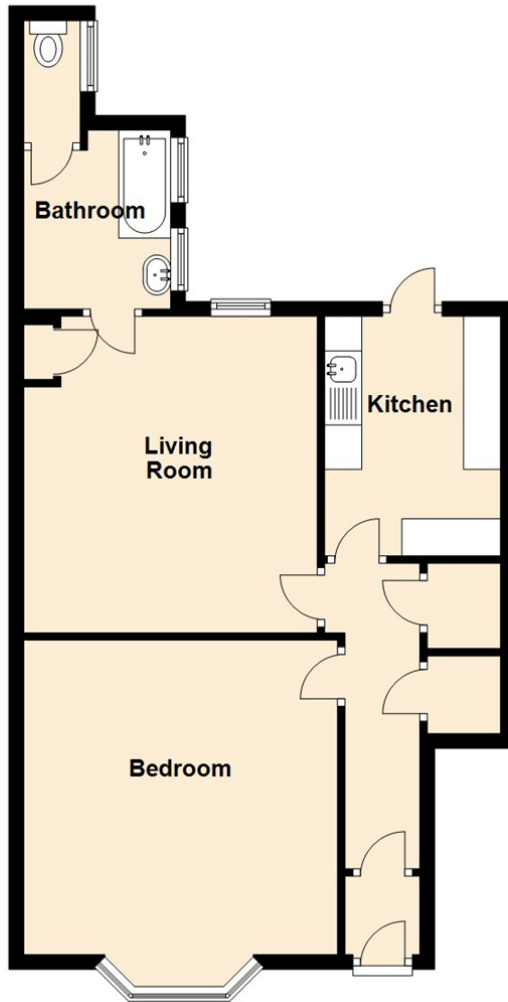
Tenure

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 14'0" x 12'11" (4.27 x 3.96)

Kitchen 10'7" x 7'9" (3.23 x 2.37)

Bedroom 13'10" x 13'10" (4.24 x 4.23)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(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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