



 Jan Forster

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Balkwell Avenue | North Shields | NE29 7JF

Price £110,000



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- First Floor Flat
- Gas Central Heating
- Off-Street Parking
- Ideal First Time Buy
- Generous Sized Bedrooms
- Two Bedroom Home
- Private Gardens
- No Upper Chain
- Central Location
- Council Tax Band: A



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We are delighted to offer for sale this attractive traditional-style first floor flat, ideally located on the ever-popular Balkwell Avenue in North Shields. The property is available with the benefit of no upper chain, making it an excellent opportunity for first-time buyers, couples, and investors alike.

The accommodation is well presented and briefly comprises entrance lobby and stairs to the first-floor landing, bright and airy lounge featuring a bay window, a kitchen fitted with a range of wall and floor units, and an integrated oven and hob, a three-piece family bathroom with WC and overhead shower, and two generous double bedrooms.

Externally, the property further benefits from a driveway to the front providing off-street parking, while to the rear there is a pleasant paved and lawned garden, ideal for outdoor enjoyment.

Situated in a highly convenient central location, the flat is close to a wide range of local amenities including cafés, bars, and restaurants, offering excellent options for dining and socialising. The beach is also within easy reach, perfect for coastal walks and leisure time. Transport links are superb, with the A1058 Coast Road providing quick access to Newcastle City Centre, alongside readily available public transport including key bus routes and Metro services.

We anticipate a high level of interest and early viewing is advised. For more information, please contact our friendly team on 0191 236 2070.

#### Tenure

The agent understands the property to be leasehold; however, this should be confirmed by a licensed legal representative.

Council Tax Band: A.



## First Floor



Lounge 14'3" x 11'9" (4.35 x 3.60)

Kitchen 10'10" x 9'5" (3.32 x 2.88)

Bedroom One 15'8" x 11'8" (4.78 x 3.56)

Bedroom Two 8'11" x 10'11" (2.74 x 3.33)

## The difference between house and home

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 74                      | 75        |
| (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 |           |

Contact Us: 0191 236 2070

