



 Jan Forster

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Bell Street | North Shields | NE30 1HF
Auction Guide £115,000



- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- Quayside Location
- Communal Garage
- Close to Amenities
- Stunning River Views
- Long Lease
- Council Tax Band: B
- Viewing Recommended
- Call For More information





This delightful second-floor flat enjoys an enviable position with stunning views over the River Tyne and the vibrant Quayside, offering an exceptional backdrop to everyday living. Offered for sale with the benefit of no onward chain.

For sale by Modern Method of Auction: Starting Bid Price £115,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

Ideal as a first-time purchase, it will also strongly appeal to young professionals seeking a well-located city base, investors looking for a strong rental opportunity in a highly desirable area, and downsizers wanting a low-maintenance home without compromising on outlook or location.

The property is accessed via a secure entrance and communal hallway and briefly comprises: - entrance hallway, bright and airy lounge with a box bay window and a fantastic River view, two bedrooms and a modern fitted kitchen with wall and floor units providing ample storage, and an integrated hob and oven. The flat further benefits from gas central heating and also comes with a parking space in a secure communal garage below the building.

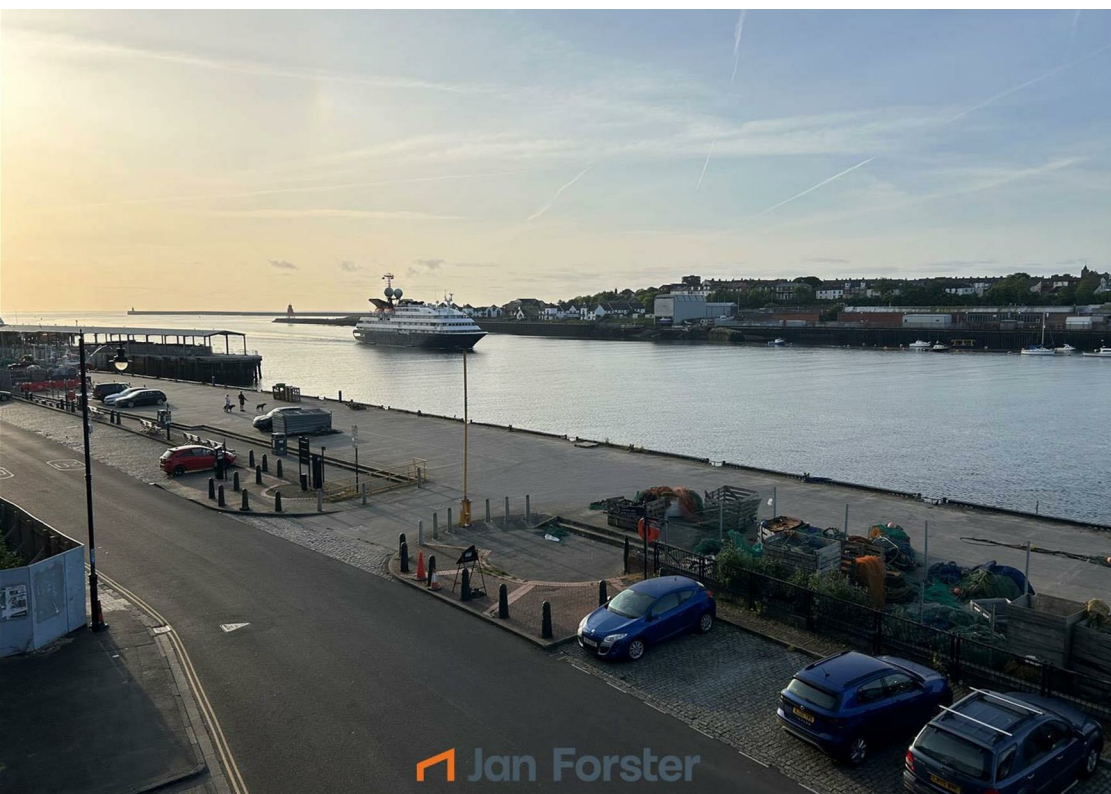
This particular part of North Shields is extremely favourable and offers the buyer a superb lifestyle choice, steeped in rich maritime heritage. The enviable location on the Fish Quay means that fabulous Riverside walks are available, and a wide variety of local amenities are within easy reach including 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.

For more information and to book you viewing please call our sales 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: B



Second Floor



Living Room 14'11" x 10'3" (4.55 x 3.14)

Kitchen 10'5" x 7'0" (3.19 x 2.15)


Main Bedroom 10'5" x 12'4" (3.19 x 3.78)

Bedroom Two 9'3" x 5'2" (2.82 x 1.58)

Auctioneer's Comments

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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 	

Contact Us: 0191 236 2070



www.janforsterestates.com

