



 Jan Forster

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Cleveland Avenue | North Shields | NE29 0NU

Price £175,000



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- Popular Location
- Ideal First Time Buy
- Private Rear Yard
- Leasehold
- Call For More Information
- Ground Floor
- Two Bedrooms
- Close To Amenities
- Early Viewing Recommended
- No Onward Chain



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* Video Tour on our YouTube Channel | <https://youtu.be/iVQkCP1a26E> *

This well presented, two-bedroom, ground floor flat is positioned on the popular Cleveland Avenue in North Shields. Offered for sale with the benefit of no onward chain, the property is ideal for first time buyers, couples and smaller families.

Internally the property briefly comprises: - entrance hall with storage, a generous double bedroom with a bay window and plenty of room for a super king-size bed along with any additional furnishings, lounge with a feature fire place, second bedroom off the lounge and a kitchen boasting fitted units and an integrated oven, hob, dishwasher and microwave along with access to the rear. There is also a contemporary bathroom WC with a three-piece suite, and overhead shower. The property further benefits from gas central heating, double glazing and externally there is a private yard to the rear.

This area in North Shields offers the buyer a superb lifestyle choice. The location is close to a wealth of amenities and some of the most delightful beaches in the UK with blue flag status. You have ease of access to well-regarded schools and public travel links are within proximity; the Metro will take you into Newcastle city centre in about twenty minutes. North Shields is an old fishing location where there is still and active working Quayside, a hive of activity with bars and restaurants along with the fishing industry.

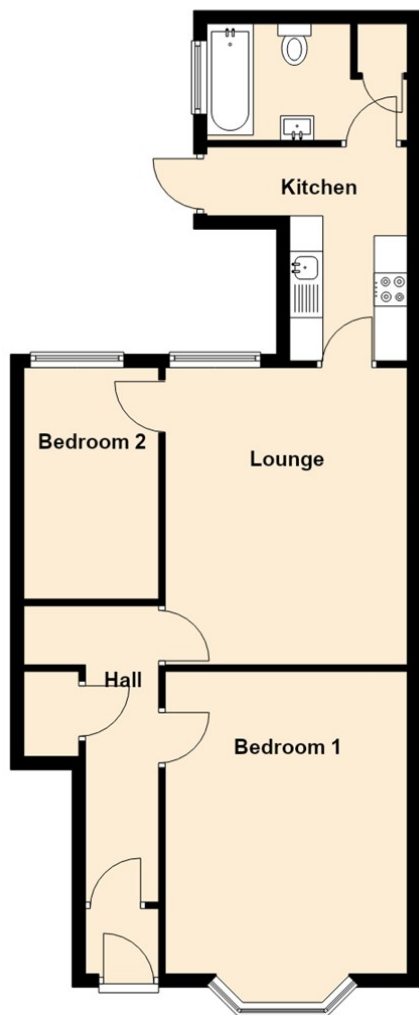
Early viewing is highly recommended. For more information and to arrange a viewing, please call our team on 0191 236 2070.

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 14'9" x 11'5" (4.50 x 3.50)

Kitchen 10'7" x 5'10" (3.23 x 1.79)

Bedroom One 12'0" x 15'0" (3.66 x 4.59)

Bedroom Two 11'5" x 7'0" (3.48 x 2.15)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	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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