





- First Floor Flat
- Two Double Bedrooms
- Possibly Buy To Let
- Close To Town
- Call For More Information
- Garden to Rear
- No Onward Chain
- Gas Central Heating
- Double Glazing
- Council Tax Band *A*





Jan Forster Estates are now in receipt of an offer for the sum of £85,000 for 20 Billy Mill Avenue North Shields NE29 0QS. Anyone wishing to place an offer on the property should contact Jan Forster Estates, 10 Front Street, Tynemouth NE30 4RG on 0191 2572000 before exchange of contracts.

**** Video Tour on our YouTube Channel | <https://youtu.be/vfMH9Kbc1lg>**

This charming first-floor flat is positioned on the desirable Billy Mill Avenue in North Shields, and presents an excellent opportunity for investors. Offered for sale with the benefit of no upper chain.

Conveniently located close to the town centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities.

The accommodation on offer briefly comprises: - entrance and stairs to the first floor landing, lounge, two double bedrooms, kitchen with fitted appliances and a bathroom WC. The property benefits from gas central heating and also has double glazing. Externally there is a garden to the rear.

The best way to get a feel for this home is to view. This can be done by calling our sales office on 0191 257 2000.

Tenure

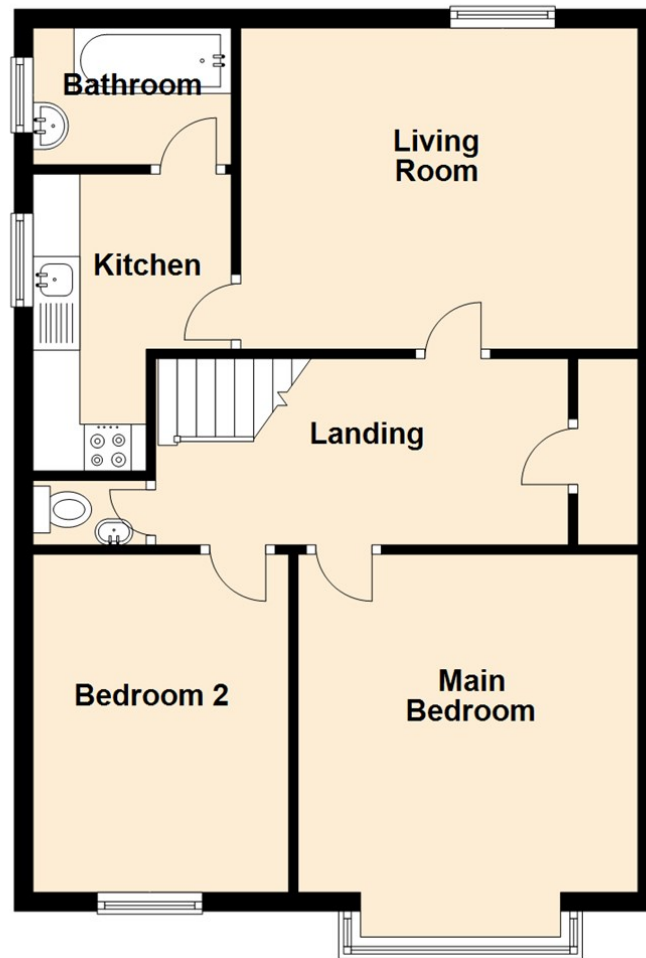
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *A*.

PLEASE NOTE : All services/appliances have not and will not be tested.



First Floor



Living Room 11'3" x 13'10" (3.43 x 4.24)

Kitchen 10'4" x 6'11" (3.17 x 2.12)

Main Bedroom 11'10" x 11'10" (3.61 x 3.63)

Bedroom Two 11'10" x 8'11" (3.62 x 2.73)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	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		

The difference between house and home

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