

**CLOBBERED**

HANDCRAFTED HORROR COSTUME



**Big Kid Toys**

Pop Culture Collectables

SE 0W



- **First Floor Maisonette**
- **Central Location**
- **Three Bedrooms**
- **Gas Central Heating**
- **Council Tax Band \*A\***
- **No Onward Chain**
- **Close To Bus/Metro Links**
- **Leasehold**
- **Viewing Essential**
- **Call for More Information**





**\*\* Video Tour on Our YouTube Channel |  
<https://youtu.be/Rd1fmutwb1Y> \*\***

This is a large three bedroom first and second floor maisonette conveniently situated in the heart of North Shields close to all local amenities.

The property is offered for sale with the benefit of no onward chain and briefly comprises :-  
Spacious entrance hall with storage and utility area, airy return staircase with large landing to first floor. Lounge with feature fireplace and driftwood mantle (just crying out for a wood burner), well appointed kitchen, modern bathroom/w/c and two bedrooms. The largest previously used as a living room and the lounge as a dining room. Stairs to second floor bedroom with Velux window and two large walk-in storage areas.

The location of the property is very much in demand, a twenty minute walk or five minute Metro ride could take you to Tynemouth Village with its beautiful beaches. North Shields is seeing significant investment both in the town and along the Quayside making this proposition a desirable one.

Interested parties are urged to arrange a prompt and essential internal viewing. For more information please call our coastal branch on 0191 275 2000.

#### Tenure

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

Council Tax Band \*A\*.





Living Room 14'2" x 12'2" (4.32 x 3.73)

Kitchen 8'2" x 6'3" (2.49 x 1.92)

Bedroom One 18'1" x 10'7" (5.52 x 3.25)

Bedroom Two 13'10" x 12'2" (4.24 x 3.73)

Bedroom Three 9'1" x 6'11" (2.77 x 2.13)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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