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- Sought After Location
- One Double Bedroom
- Parking To Rear
- Great Starter Home
- Council Tax Band \*A\*
- Ground Floor Apartment
- No Onward Chain
- Gas Central Heating
- Long Lease
- Viewing Essential







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/kPH-Ci7Auig> \*\***

This charming one-bedroom, ground-floor apartment is positioned in a sought-after location and offers the buyer a fabulous combination of both old and new, seamlessly woven together in this period terraced home. Offered for sale with the benefit of no onward chain.

Internally the property briefly comprises: - entrance lobby, generous lounge with storage, and an inner hallway leading to a spacious double bedroom with a dressing area, three-piece bathroom, separate w.c. and a fitted kitchen breakfast room with wall and floor units, integrated oven and hob and access to the rear. The property also benefits from gas central heating.

Externally the property overlooks the park and there is also allocated parking available to the rear of the property.

The exact position of the property is centred in the heart of North Shields with a fantastic variety of amenities within easy reach including the new Cultural Quarter, local library, a host of shops in the Beacon centre and ample bars and restaurants. The vibrant Fish Quay is around a 10-minute walk away. Tynemouth Village is within proximity and offers some of the most stunning beaches and coves. Northumberland Park is a short walk away and provides a place to relax with a young family. Buying into this property is also about buying into a lifestyle; one which we are sure you will love.

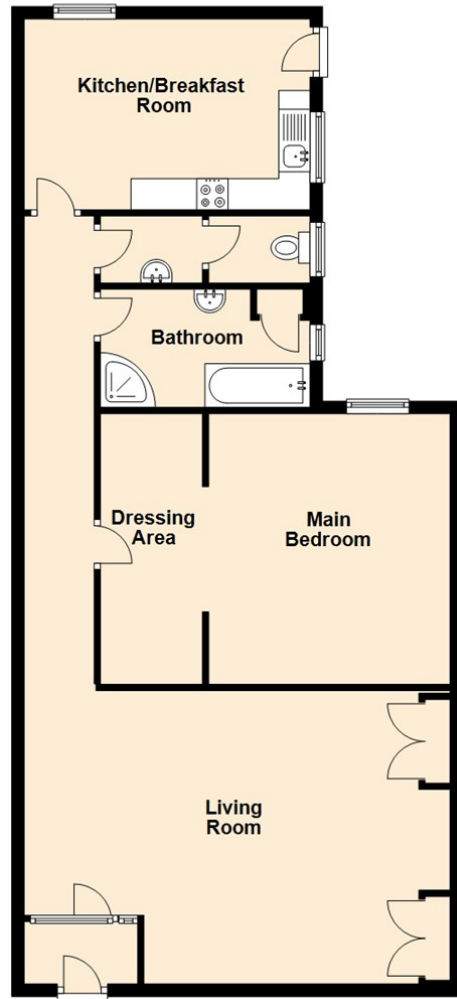
For more information and to book a viewing, please call our Tynemouth branch on 0191 257 2000.

#### Tenure

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

Council Tax band \*A\*

## Ground Floor



## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

Living Room 15'4" x 22'4" (4.69 x 6.81)

Dressing Area 14'2" x 5'4" (4.33 x 1.63)

Main Bedroom 14'2" x 12'7" (4.33 x 3.86)

Kitchen/Breakfast Room 10'0" x 14'11" (3.05 x 4.57)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

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