







2



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







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/6OgC7fD44h8> \*\***

This delightful two-bedroom, first-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.

The property is accessed via a communal entrance and hallway and briefly comprises: - private hallway with storage and access to the rear, stunning, bright and airy lounge dining room with two sash bay windows, spacious kitchen with a range of fitted units, integrated oven and hob and a breakfast bar, bathroom w.c. with shower over the bath and two double bedrooms. 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.

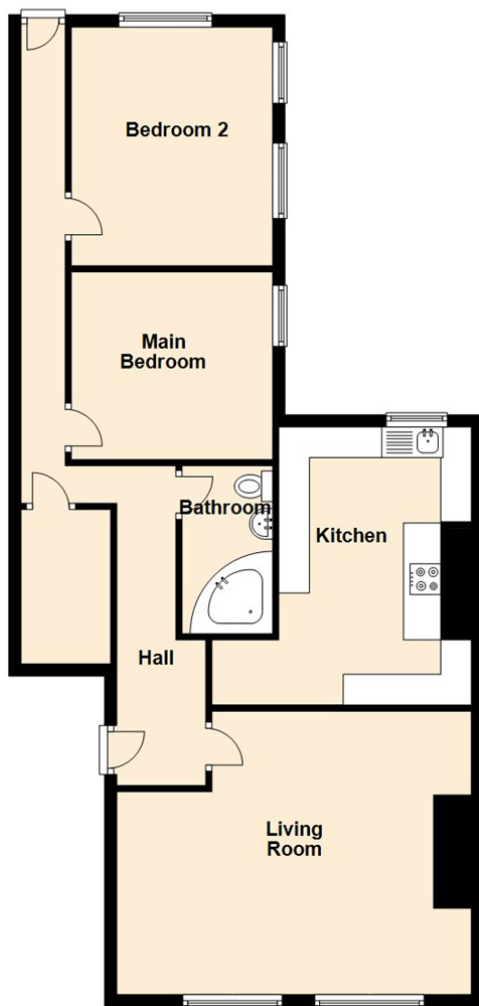
For more information and to book a viewing, please call our Tynemouth branch on 0191 257 2000.

#### Tenure

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

Council Tax band \*A\*.

First Floor



## The difference between house and home

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Living Room 15'2" x 18'11" (4.63 x 5.79)

Kitchen 14'10" x 3'6" (4.54 x 1.09)

Main Bedroom 10'0" x 10'9" (3.07 x 3.29)

Bedroom Two 12'9" x 10'9" (3.90 x 3.29)

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>	70	75
(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		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

Gosforth

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Newcastle

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High Heaton

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Tynemouth

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Low Fell

0191 487 0800

Property Management Centre

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