

57 KITCHENER TERRACE
NORTH SHIELDS NE30 2HH
£175,000



- **TWO BEDROOM GROUND FLOOR FLAT**
- **LOUNGE**
- **KITCHEN**
- **BEAUTIFUL BATHROOM WC**
- **SOUGHT AFTER RESIDENTIAL AREA**
- **FRONT TOWN GARDEN**
- **SOUTH FACING PRIVATE REAR YARD**
- **EPC RATING PENDING**

This lovely, well presented flat, is situated on the ground floor and is perfectly located in a highly sought after residential area. It enjoys a variety of modern features with period charm and is ideal for a young couple or first time buyer.

This two bedroom flat consists of lounge, kitchen, two bedrooms, bathroom WC. Externally: South facing rear yard.

The fabulous location, generous size and superb layout of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization.

North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system, the local schools are highly sought after and the diverse scenery makes it attractive to retired couples, young couples, first time buyers and families.

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VESTIBULE

Enter through UPVC front door into vestibule with ceiling cornices and hardwood flooring. Timber door with glass inserts into entrance hallway.



ENTRANCE HALLWAY

The entrance hallway is welcoming with ceiling cornices, ceiling corbels, two built in storage cupboards, hard wood flooring and single radiator. Doors to lounge and bedrooms.

LOUNGE

14'11" x 12'0" (into recess)

The lounge is characterful and rear facing with ceiling cornices, UPVC double glazed sash style window and double radiator. There is a feature fireplace with recess to chimney breast, exposed brick insert and multi fuel burner. Door to kitchen.



KITCHEN

11'3" x 7'5"

Kitchen benefitting from wall, base and drawer units with contrasting worktops incorporating single bowl sink, drainer and mixer taps.

Spaces for oven, fridge freezer, and washing machine.

Integrated chimney hood.

There is a UPVC double glazed window, wall mounted boiler and double radiator.

Door to rear lobby.

BEDROOM ONE

17'2" x 6'7" (into bay and recess)

(Currently used as a reception room)

Bedroom one is spacious and front facing with UPVC double glazed walk in bay window, hardwood flooring and double radiator.

BEDROOM TWO

11'7" x 7'11"

Bedroom two is rear facing with UPVC double glazed sash style window and double radiator.

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BATHROOM WC

7'11" x 5'11" (into recess)

Beautiful bathroom benefitting from roll top bath with claw feet and rainfall shower over, pedestal wash basin and low level WC. There are marble effect walls, traditional towel warmer and UPVC double glazed obscured window.



REAR YARD

Low maintenance, South facing, private rear yard which is paved with water tap and walled boundary.



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Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.



Appliances and Services

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The Properties Misdescription Act, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and areas are approximate and no guarantee can be given for any areas or measurements quoted. The services, systems and appliances shown have not been tested and no guarantee can be given for their condition. Prospective purchasers are advised to make their own investigations. Made with Meriton 2002

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