FOR SALE

70 COBURG STREET, NORTH SHIELDS NE30 2HX
£165,000

2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM GROUND FLOOR FLAT
- WELL PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM
- CONTEMPORARY KITCHEN
- BEAUTIFUL BATHROOM WC
- REAR YARD
- NO UPPER CHAIN
- EPC RATING C

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
14'4 x 9'10

KITCHEN
9'3 x 6'10

BEDROOM
14'3 x 12

BEDROOM
14'7 x 7'9

BATHROOM WC
7'5 x 5'4

REAR YARD

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70 COBURG STREET, NORTH SHIELDS NE30 2HX

Offered for sale with no upper chain, this lovely and well-presented two-bedroom ground floor flat represents an excellent opportunity for a wide range of buyers, including first-time purchasers, downsizers and investors alike. Boasting generous accommodation, characterful features and a fantastic location, early viewing is highly recommended.

Situated within a popular residential area of North Shields, the property is ideally placed for easy access to an excellent range of local amenities, shops, cafes, schools and transport links. The vibrant Fish Quay, stunning coastline and nearby parks further enhance the appeal of this area.

The accommodation begins with a welcoming vestibule leading into the entrance hallway, which provides access to the reception room and principal bedroom. The spacious reception room offers a comfortable and versatile living space and leads directly through to the modern kitchen. Fitted with a good range of wall and base units complemented by contrasting work surfaces, the kitchen also benefits from an integrated oven, gas hob, chimney-style extractor hood and washing machine.

There are two well-proportioned bedrooms, with the principal room showcasing a stunning cast iron feature fireplace that adds charm and character. Completing the accommodation is a beautifully presented bathroom comprising a bath with shower over, pedestal wash basin and low-level WC.

Externally, the property benefits from a private rear yard, providing useful outdoor space.

Combining attractive presentation, character features and a superb location, this delightful home is sure to appeal to a variety of purchasers.

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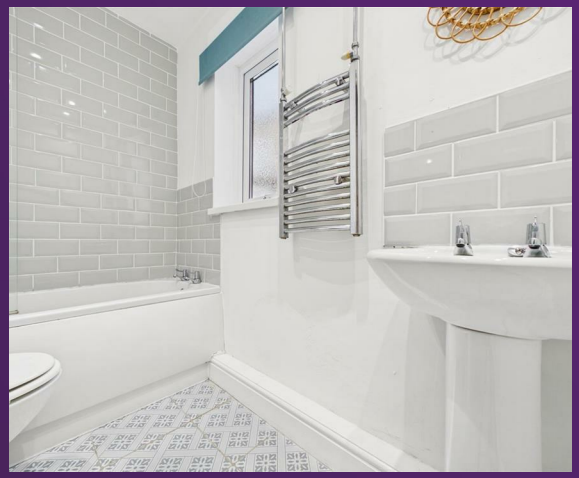

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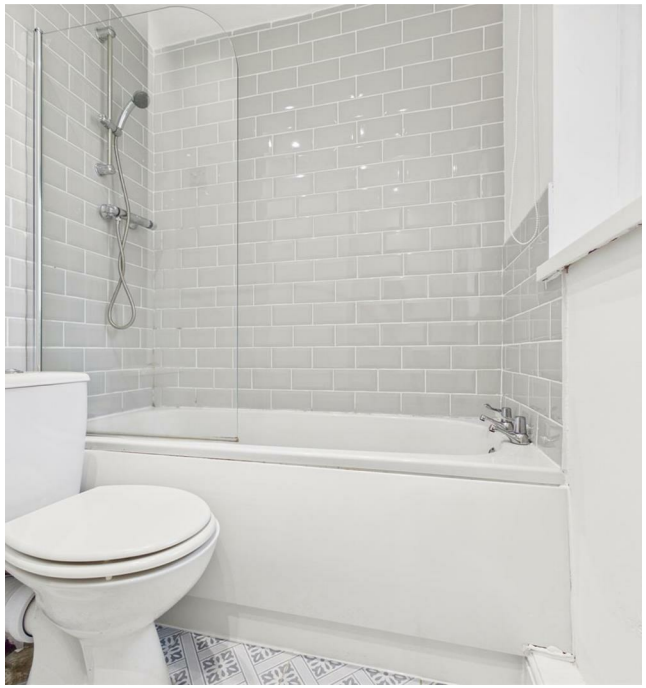

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FLOORPLAN

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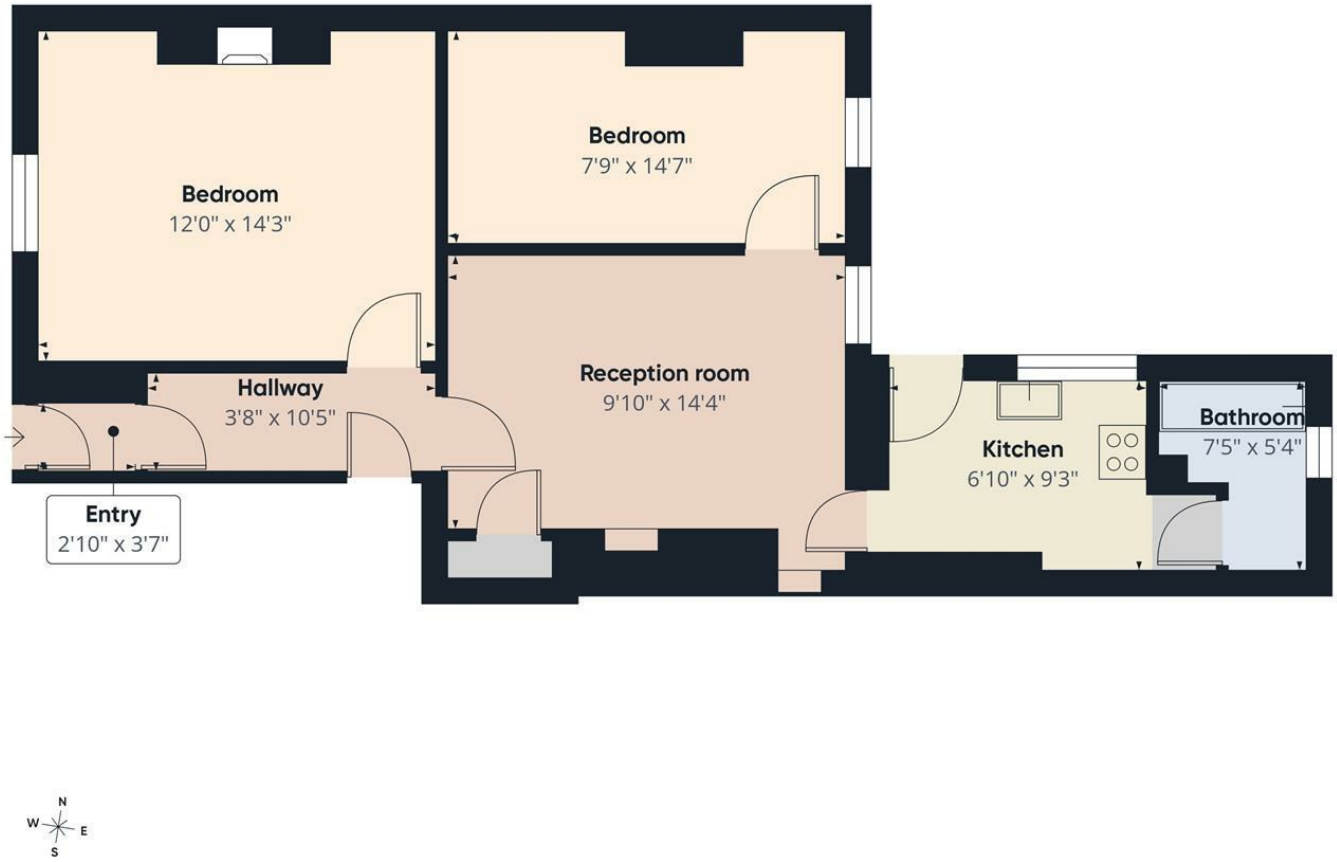

Approximate total area[1]

579 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

VIEW PROPERTY

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.

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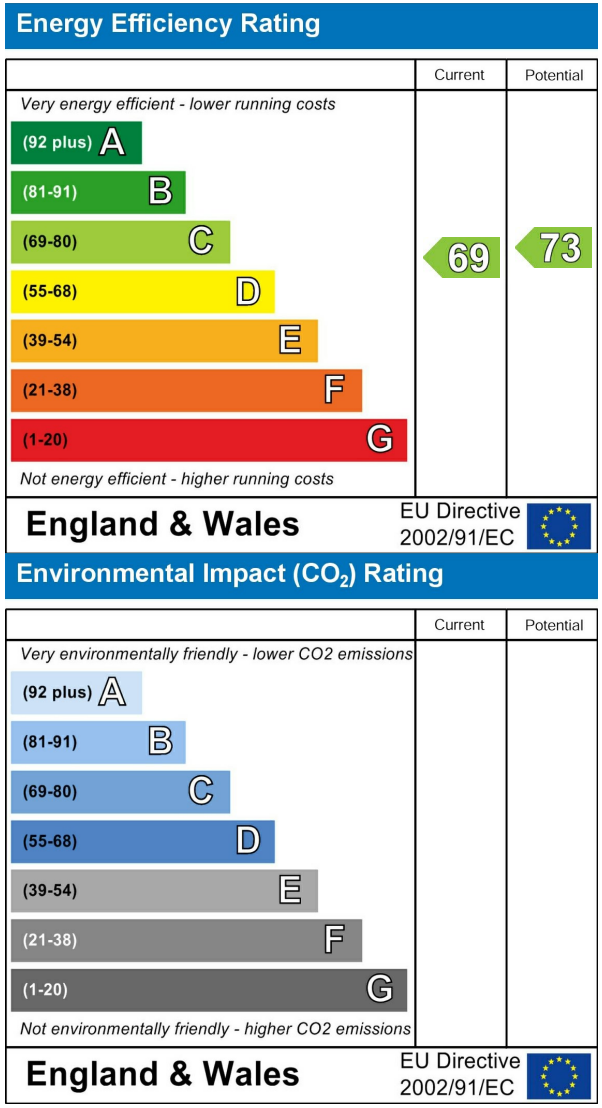
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