

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Salisbury Avenue, North Shields NE29 9PF

Salisbury Avenue, North Shields NE29 9PF

Offers Over £159,950

This is a RARE & DESIRABLE property. To watch or bid visit Rare & Desirable, The Bidding Platform. All viewings and surveys must be arranged via the Estate Agent.

Signature North East are delighted to welcome this charming two-bedroom upper floor Tyneside flat to the market, ideally located in North Shields. Perfectly positioned between North Shields, Tynemouth, and Marden Estate, this property boasts excellent access to nearby amenities, transport links, and coastal attractions. With its contemporary features and convenient setting, this home presents a fantastic opportunity for families or professionals seeking an easy commute across North Tyneside.

Upon entry, you are greeted by a private entrance porch, with a staircase leading to the first-floor landing. The journey begins in the spacious living room, which offers ample space for your desired furnishings, a large window allowing natural light to flood the room, and a feature fireplace with a log burner creating a warm and inviting focal point. An open doorway leads seamlessly into the separate dining room, previously a third bedroom, perfect for entertaining or family meals. The kitchen is fitted with a range of wall and base units, providing practicality and storage.

Continuing through the property, you will find two generously sized bedrooms, both able to comfortably accommodate a double bed alongside additional furnishings. Completing the interior is the well-presented bathroom, featuring a bathtub with overhead shower, hand basin, and W.C.

Externally, this property offers a private yard space that has been thoughtfully converted into an outdoor shelter area, ideal for storage or versatile use. Additionally, on-street parking is available directly outside the property with no permit required.

This property is being sold via the Modern Method of Sale, meaning the buyer and seller are required to complete within the agreed timescale of either 56 or 100 days (the "Reservation Period").

The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee equal to 4.5% of the purchase price (including VAT), subject to a minimum of £6,600.00 including VAT. This fee reserves the property for the buyer during the Reservation Period and is in addition to the purchase price. It is considered within Stamp Duty Land Tax calculations.

A Legal Pack is provided. The successful bidder will pay £349.00 including VAT for this pack. If you are considering buying with a mortgage, please inspect the property and consult your lender to confirm suitability before bidding.

Optional Services: Services may be recommended by the Agent or Rare & Desirable. If taken, a payment may be received from the service provider. Payment amounts vary and will be confirmed when offered. These services are entirely optional. Viewings, surveys or any formal inspections can all be carried out via the Estate Agent prior to bidding.

Material Information: The information above has been provided by the vendor and may not be accurate. Please refer to the property's Legal Pack, which you can download on the right-hand side of the page or contact the Estate Agent for the most up-to-date information.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



PROPERTY FLOORPLAN



Measurements:

Living Room
12'2" x 13'7"

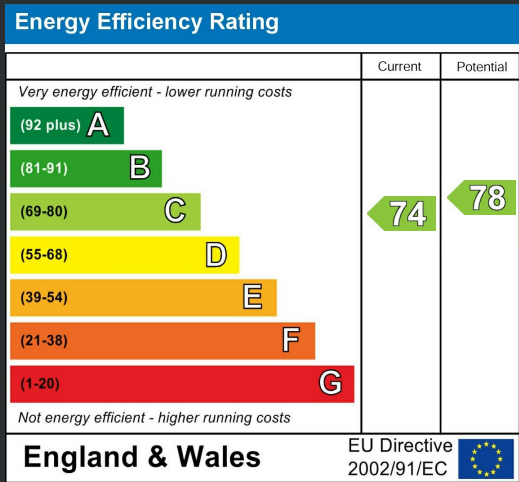
Dining Area
9'5" x 7'2"

Kitchen
8'10" x 8'6"

Bedroom One
12'8" x 13'7"

Bedroom Two
9'5" x 7'2"

Bathroom
9'6" x 5'11"







More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk)



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News