



Park Crescent, North Shields, NE30

Offers Over £150,000

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RICHARDSONS 



# Park Crescent North Shields, NE30 2HR

- Two Bedroom
- Beautifully Presented
- Stylish Bathroom
- Prime Residential Area
- Ground Floor Flat
- Modern Kitchen
- Private Front Yard
- EPC Rating D

Offers Over £150,000



**\*\* Perfect Location \*\* Beautifully Presented \*\* Private Front Garden \*\***

Fantastic opportunity to purchase a 2 bedroom ground floor flat property on the desirable street of Park Crescent, North Shields, a truly beautiful street within walking distance of Tynemouth Village and the trendy North Shields Fish Quay.

**\*\*\* Call now to book a viewing \*\*\***



## Full Description

Richardsons welcome to the market this fantastic opportunity to purchase a 2 bedroom ground floor flat on the desirable street of Park Crescent, located on the Tynemouth Fringe. Perfectly located close to Tynemouth Village, Northumberland Park, North Shields Fish Quay and the Coastline, this property is just a stone throw away from a wealth of local amenities including highly regarded schooling for all ages, an abundance of stylish bars, cafes and restaurants as well as excellent transport links.

A truly beautiful property on a picturesque street, tastefully redecorated throughout with neutral tones and extremely well looked after - this property is in excellent condition and ready to move into.

Briefly comprising:

The property entrance leads to a stunning hallway with glass windowed doorway and polished wooden flooring throughout. The generously sized front bedroom is currently used as a lounge. This large bright airy room is stylishly decorated, has big bay windows, wooden floors and a gas fire with surround. There is a second double bedroom to the rear of the property overlooking the rear yard. The main living space is being used a dining area with ample space for furnishings.

The good sized kitchen with a range of modern units, surfaces, stainless steel sink unit with drainer, fitted oven with glass hob and stainless steel extractor hood, room for fridge freezer, plumbing for washing machine, stylish wall tiling, combi central heating boiler, double glazed window and double glazed door out to rear.

To the rear of the property the bathroom offers a white three piece suite and a fully tiled floor.

Externally to the front is a private small garden as well as on street parking and to the rear is a shared yard.

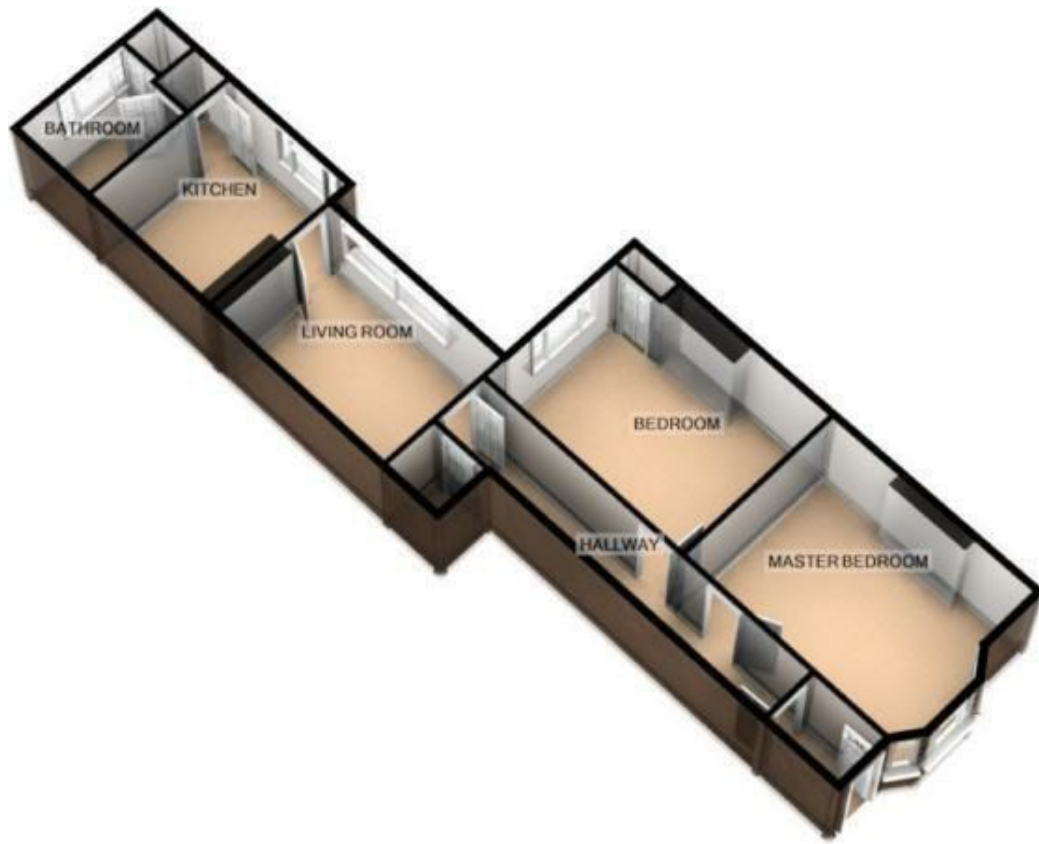
Early viewing is essential.

\*\*\*Viewings commence XXXXXX - call now to reserve your allocated time\*\*\*

Approximate Measurements

<b>Living Room</b>	9'1" x 13'6" (2.78 x 4.14)
<b>Bedroom One</b>	11'7" x 15'10" (3.54 x 4.84)
<b>Bedroom Two</b>	11'7" x 14'9" (3.54m x 4.52m)
<b>Kitchen</b>	10'8" x 9'8" (3.26m x 2.96m)
<b>Bathroom</b>	8'0" x 6'0" (2.44 x 1.84)



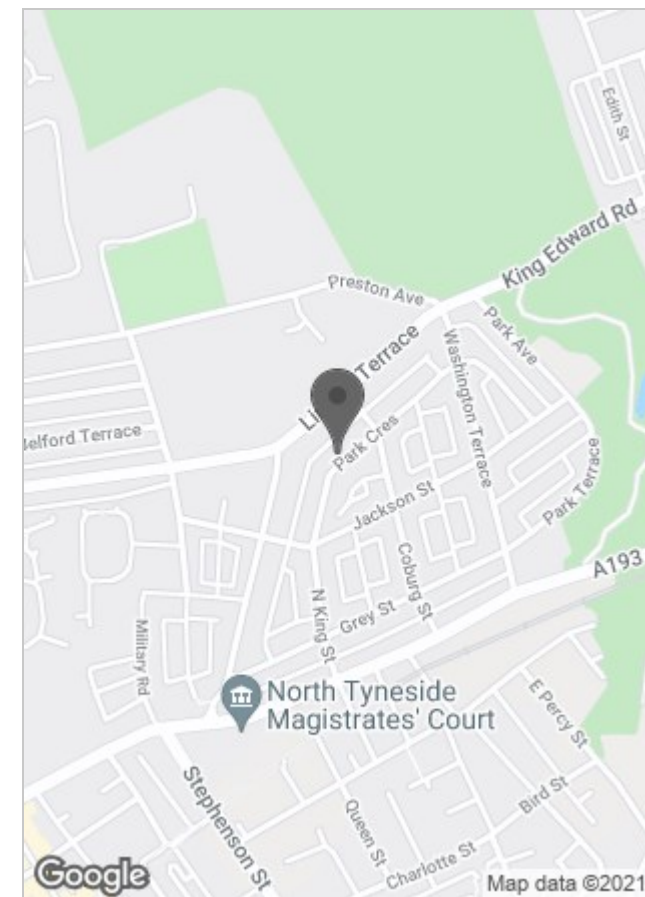


**PARK CRESCENT, NORTH SHIELDS**

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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**Viewing**

For further information or to arrange a viewing please contact our North Shields office on 01912903770



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			75
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(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>		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.