



North King Street, North Shields

Offers Over £165,000

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North King Street North Shields, NE30 2HS

- Two bedrooms
- Great location
- Stylish interior
- Open plan kitchen living area
- Ground floor
- Complete renovation
- Private back yard
- EPC rating C

Offers Over £165,000



This exceptional 2-bedroom ground floor flat offers a perfect blend of modern design and superior comfort. Complete 360 renovation and stylishly finished throughout, this property provides a serene living experience, enhanced by soundproofing that exceeds industry standards by 25%, ensuring ultimate peace and quiet. The flat features a private backyard, ideal for relaxation or entertaining, and two spacious bedrooms with plenty of natural light. With its high-quality finishes and peaceful setting, this home offers both tranquility and style. Located in a great area within walking distance to Tynemouth Beach, and with easy access to local amenities and transport links.

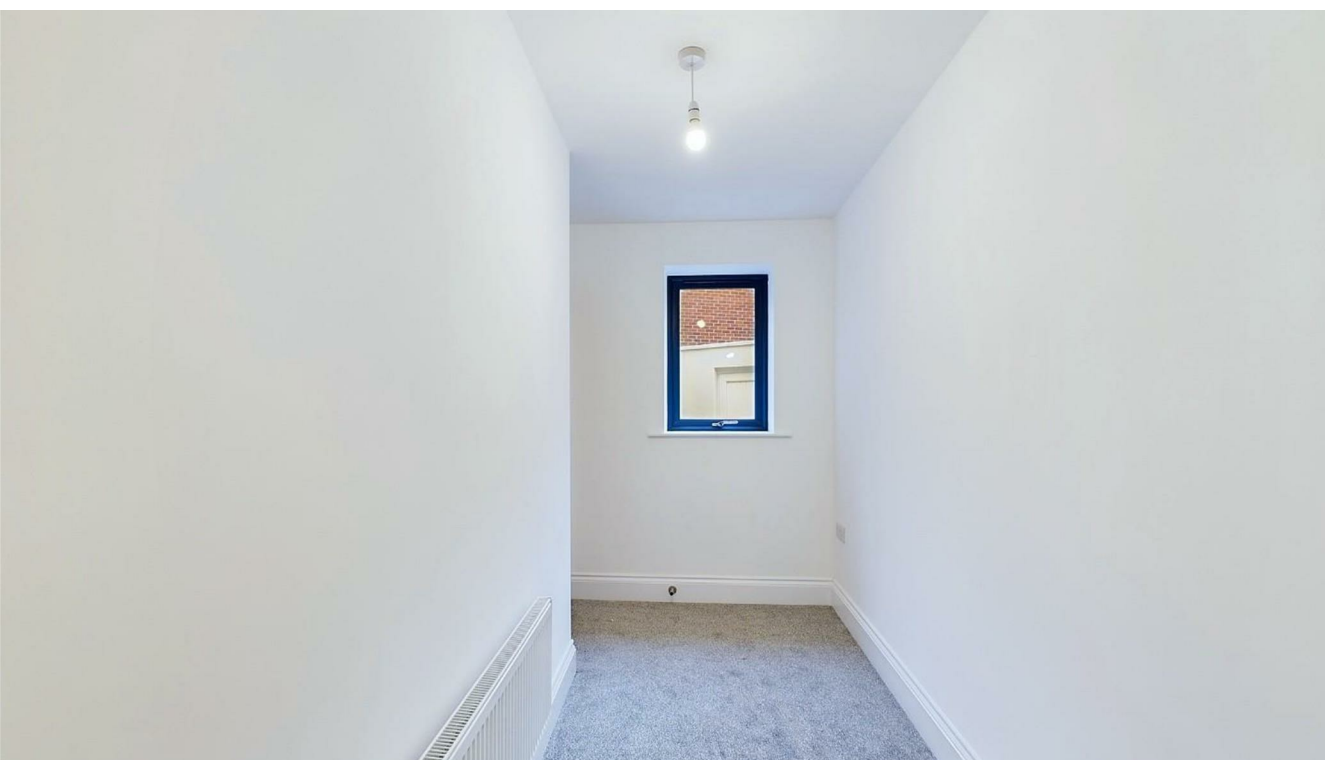
Leasehold - 999 Years remaining
Council Tax A



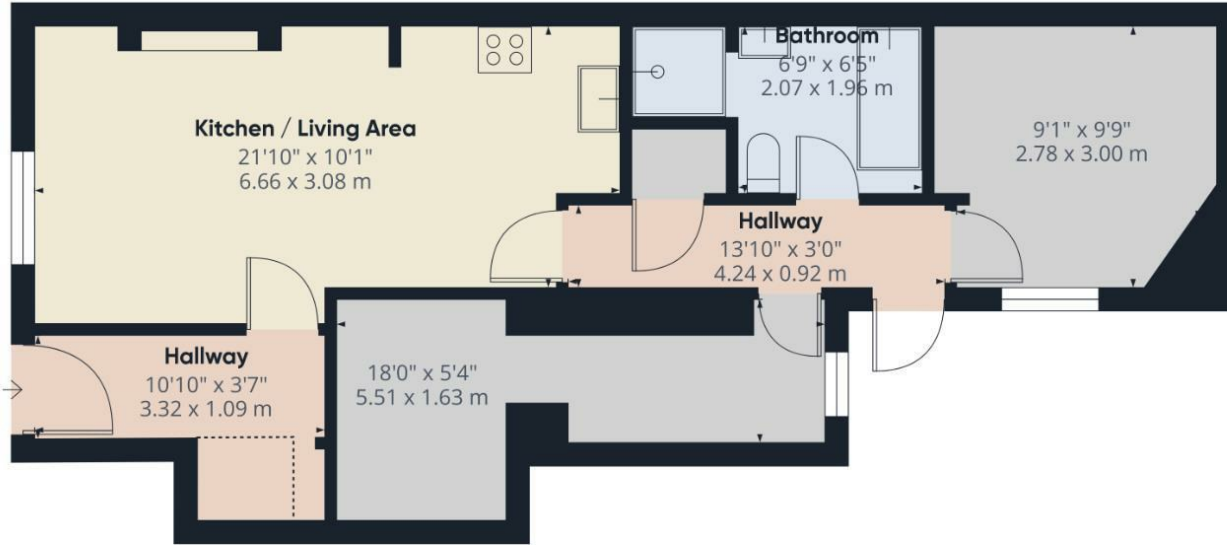
Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

Kitchen/Living area	21'10" x 10'1" (6.66 x 3.08)
Bedroom One	9'1" x 9'10" (2.78 x 3.00)
Bedroom Two	18'0" x 5'4" (5.51 x 1.63)
Bathroom	6'9" x 6'5" (2.07 x 1.96)







Approximate total areaⁿ

590.19 ft²
54.83 m²

Reduced headroom

11.49 ft²
1.07 m²

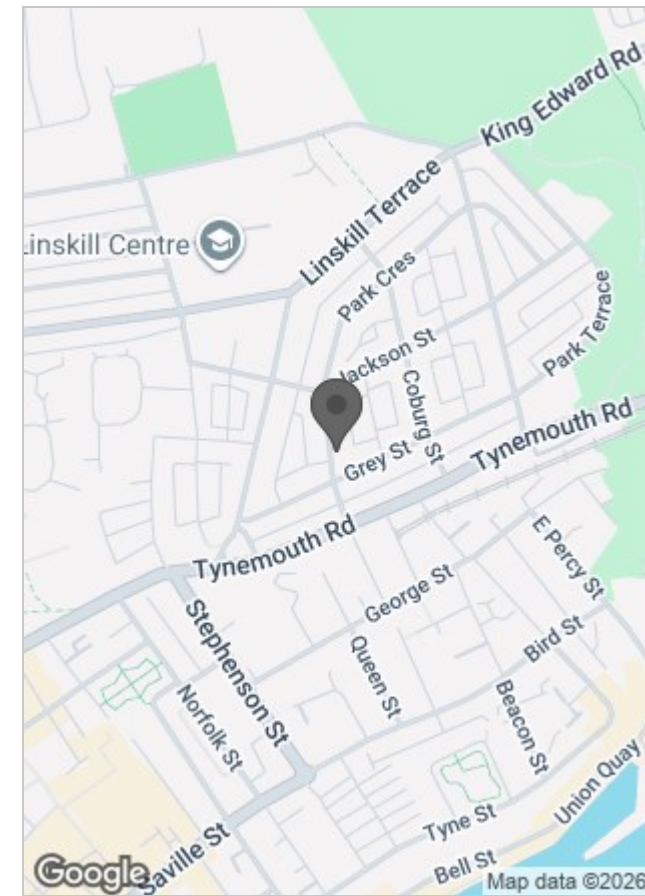
(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(82 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	74	75
	EU Directive 2002/91/EC	

Viewing

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

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.