



Haswell Gardens, North Shields  
Offers Over £150,000

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RICHARDSONS 



# Haswell Gardens North Shields, NE30 2DR

- NO CHAIN
- FREEHOLD
- ALLOCATED PARKING
- IDEAL FIRST TIME BUY OR INVESTMENT
- TWO BEDROOMS
- SOUTH FACING GARDEN
- GREAT LOCATION
- EPC RATING C



**\*\*NO CHAIN\*\* \*\*GREAT LOCATION\*\* \*\*FREEHOLD\*\***

Ideal first time buy or investment opportunity located in the popular Haswell Gardens. This two bedroom mid-terraced property has allocated parking and a rear south facing garden. The property is in need of refurbishment however shows great potential and would be an ideal purchase for a first time buyer looking at getting on the property ladder or an investment opportunity. Local amenities and facilities are available within North Shields itself along with further amenities including popular coastal beaches with cafe's, bars and restaurants being only a short distance away in Tynemouth.

In brief the property comprises of a living room leading into a kitchen/diner area with a good size under stair storage cupboard. To the first floor there is two bedrooms and a bathroom. Externally the property has a south facing garden with shed area and a small front garden with an allocated parking space.

Viewings are highly advised please call now to arrange.



### **Living Room**

9'10" x 13'9" (3.0 x 4.2)

Carpet flooring, Electric fireplace, double glazed window facing the front, feature light, 2 x gas central heated radiator.

### **Kitchen**

12'9" x 8'6" (3.9 x 2.6)

Vinyl flooring, wall and base kitchen base units, space for fridge/freezer, plumber for washing machine, integrated electric oven and hob with extractor overhead, French double doors opening out into the south facing garden, under stair storage cupboard, boiler, feature light.

### **Landing**

Carpet flooring, loft access, feature light.

### **Master Bedroom**

12'5" x 11'1" (3.8 x 3.4)

Double bedroom, carpet flooring, double glazed window facing the front, gas central heated radiator, storage cupboard, feature light.

### **Bedroom Two**

6'6" x 11'5" (2.0 x 3.5)

Carpet flooring, gas central heated radiator, double glazed window facing the rear, feature light.

### **Bathroom**

6'2" x 6'6" (1.9 x 2.0)

Carpet flooring, standard w.c, panelled bath with shower over head, pedestal sink, extractor fan, part tiled walls, gas central heated radiator, frosted double glazed window facing the rear.

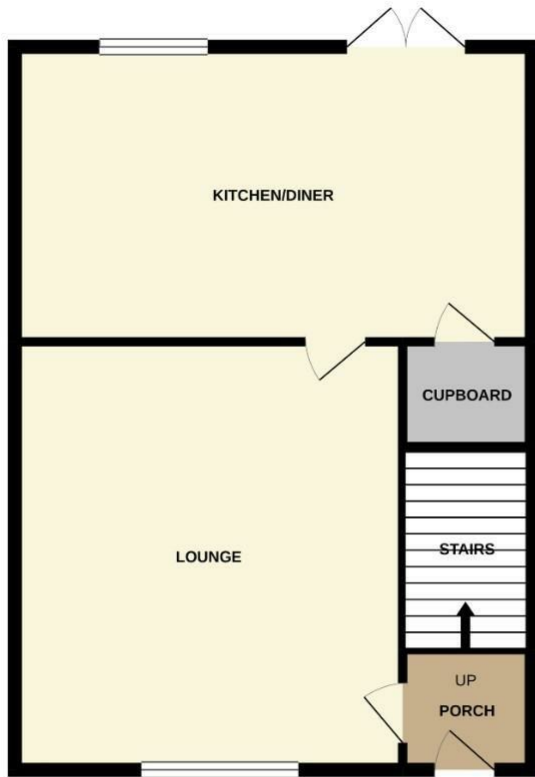
### **External**

Externally the property has a south facing garden and an allocated parking space at the front.

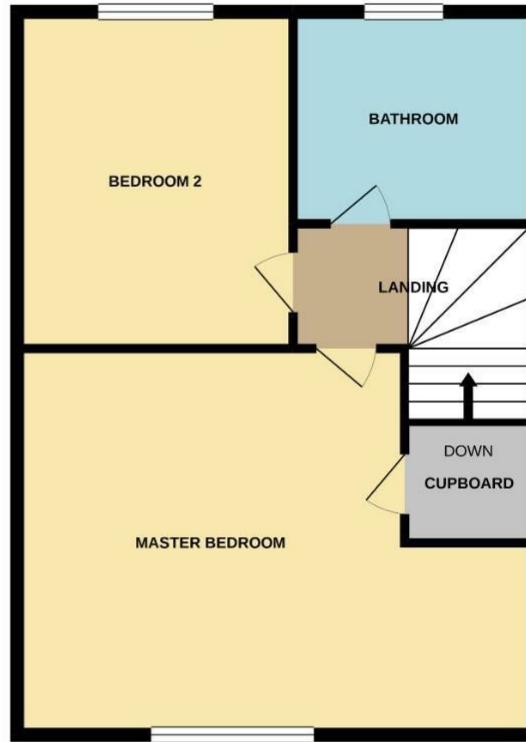




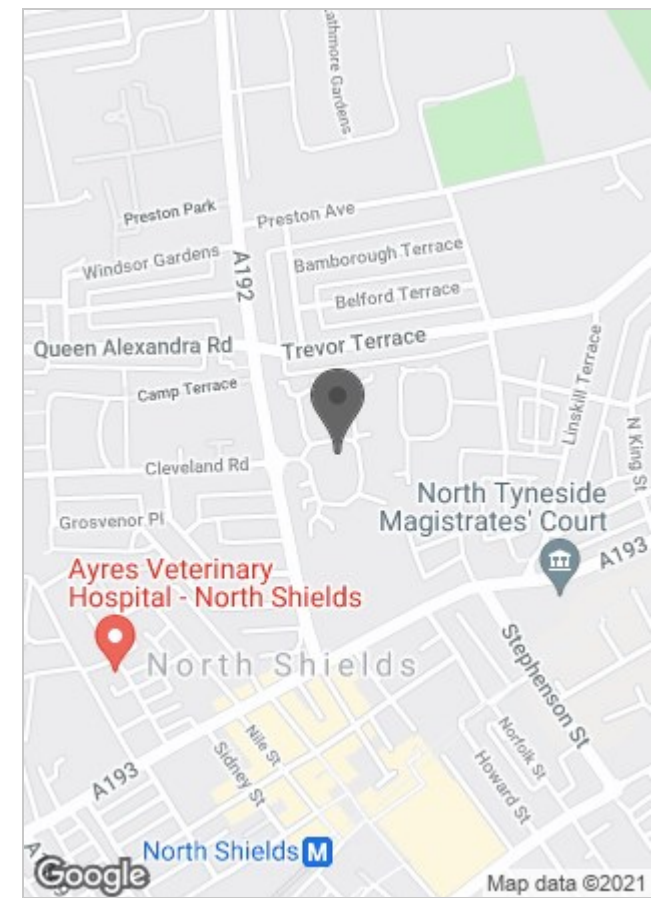
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82 plus) <b>A</b>                          |                         | <b>90</b> |
| (81-91) <b>B</b>                            | <b>75</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (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 |           |

## 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.