



Salisbury Avenue, North Shields, NE29 9PD

Offers Over £110,000

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RICHARDSONS 



Salisbury Avenue North Shields, NE29 9PD

- TWO BEDROOMS
- EXCELLENT LOCATION
- NEW BATHROOM
- NEW BOILER
- FIRST FLOOR
- PRIVATE YARD
- DOUBLE GLAZED
- MUST BE VIEWED



Offers Over £110,000



**** Perfect First Time Buy ** Great Location ** Spacious Living Areas**
**** Richardson's are pleased to market this beautiful first floor, 2 bedroom flat. Formerly a three bedroomed property but now configured as a two bedroomed home, this home offers spacious open plan living. For the first time buyer this first floor flat will make a very attractive purchase; a property which is very much ready to move into in the sought after area of Preston Village.**



For the first time buyer this first floor flat will make a very attractive purchase.

Formerly a three bedroomed property but now configured as a two bedroomed home, with separate lounge and dining areas, two good sized double bedrooms rooms, kitchen, stylish bathroom W/C and the added benefit of a private yard to the rear.

This property is ready to move into, decorated with neutral tones, with a recently updated modern bathroom and new boiler.

The flat is double glazed and is warmed with gas central heating.

Well positioned for access to local stores, public travel links and local schools. Salisbury Avenue is a well regarded residential street in Preston Grange, where demand for owner occupation is strong.

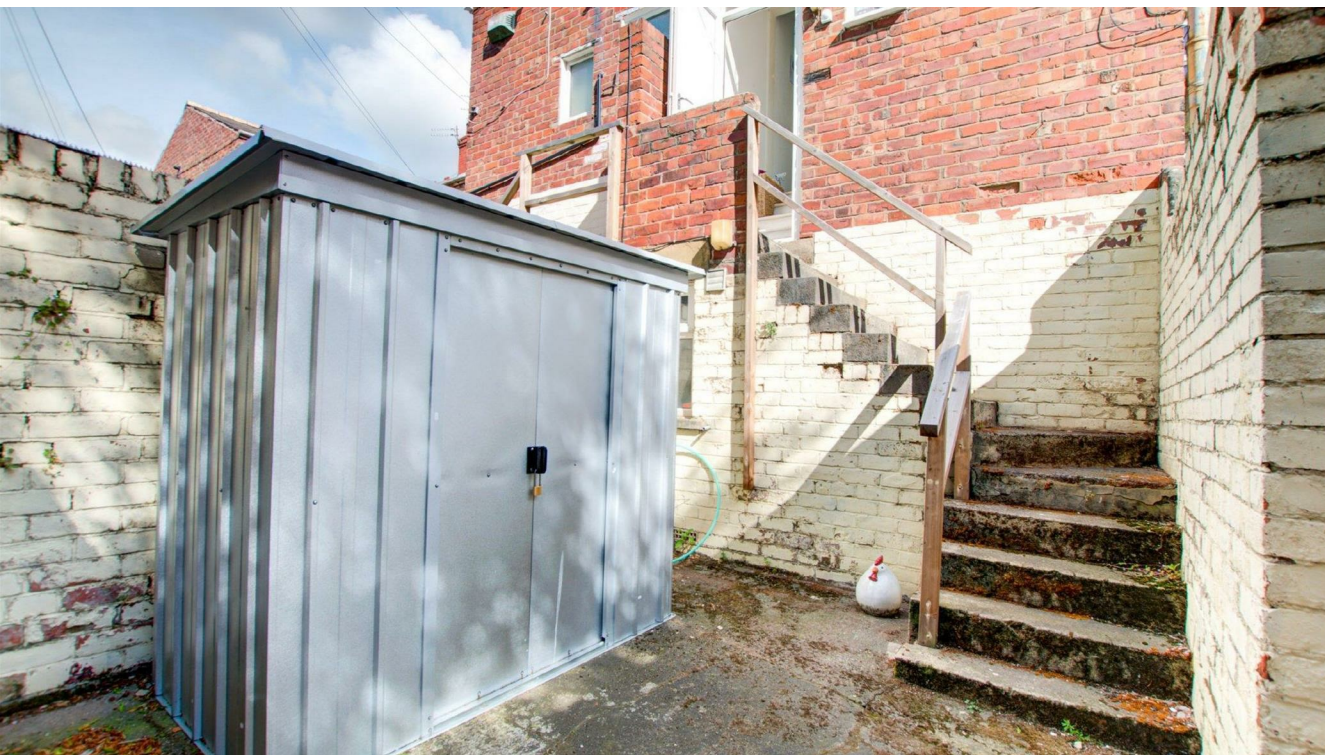
Viewing essential.

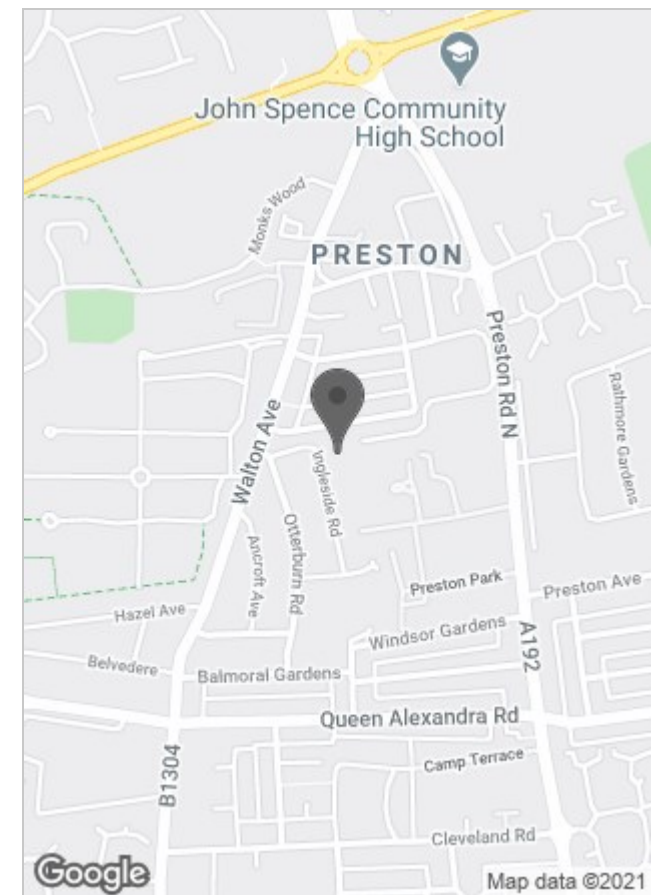
Lounge - 3.54 x 4.18 (11'7" x 13'8")


Kitchen - 2.88 x 3.54 (9'5" x 11'7")

Bedroom One - 3.54 x 3.64 (11'7" x 11'11")

Bedroom Two - 2.73 x 2.56 (8'11" x 8'4")





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		67	77
		EU Directive 2002/91/EC 	

Viewing

Please contact our Richardson Estates Office on 01912903770 if you wish to arrange a viewing appointment for this property or require further information.

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.