



Balkwell Avenue, North Shields

Asking Price £99,500

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RICHARDSONS 



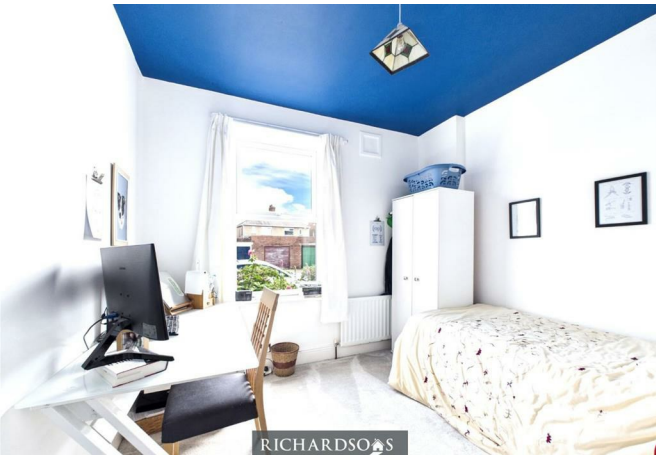
RICHARDSONS



Balkwell Avenue North Shields, NE29 7JN

- Two Bedroom Flat
- Large Garden
- Close To Local Amenities
- Great For First Time Buyers/Investors
- Spacious Throughout
- Great Location
- No Upper Chain
- Epc Rating D

Asking Price £99,500



A well-presented and spacious two-bedroom ground floor flat, ideally located close to local schools, transport links, and everyday amenities. The property offers a generous lounge, two good-sized bedrooms, and a spacious private garden, perfect for relaxing or entertaining. With its practical layout, excellent location, and outdoor space, this home is ideal for first-time buyers, small families, or investors alike.

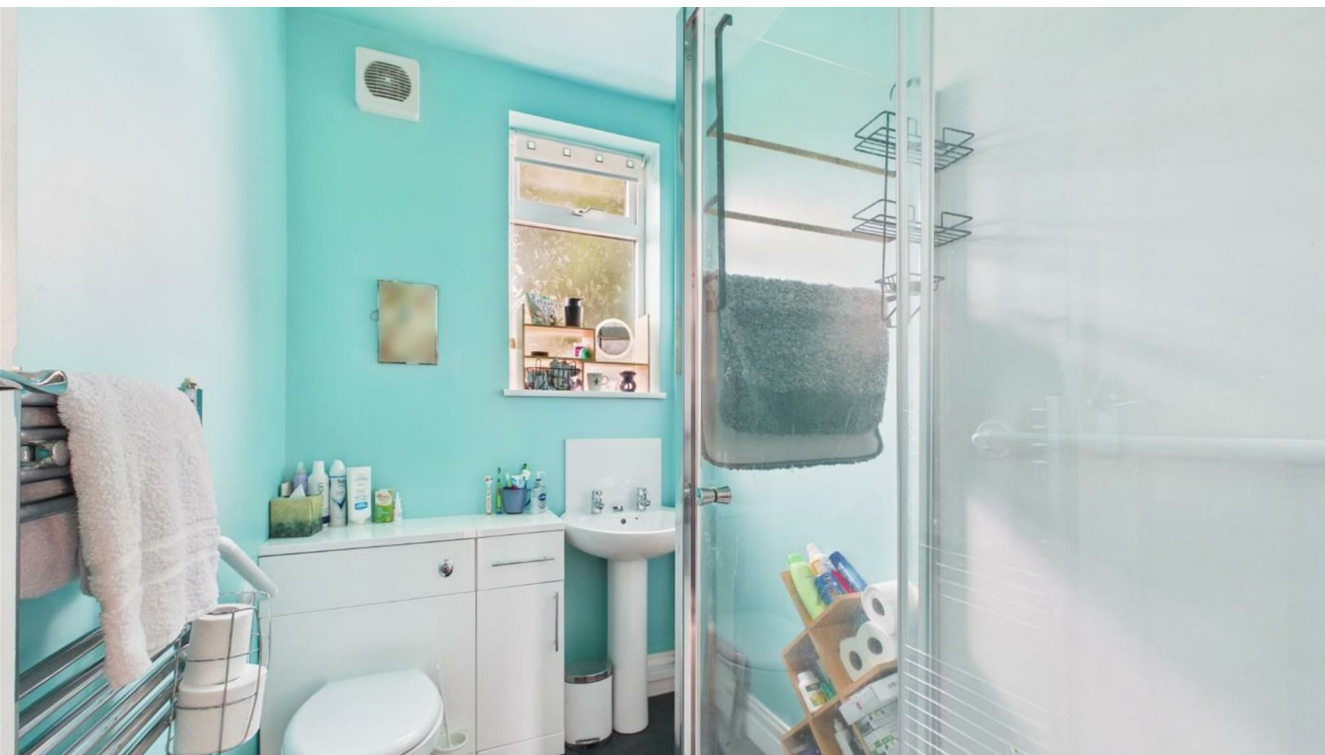
Early viewing is highly recommended.
Council Tax A
Leasehold 964 Years remaining



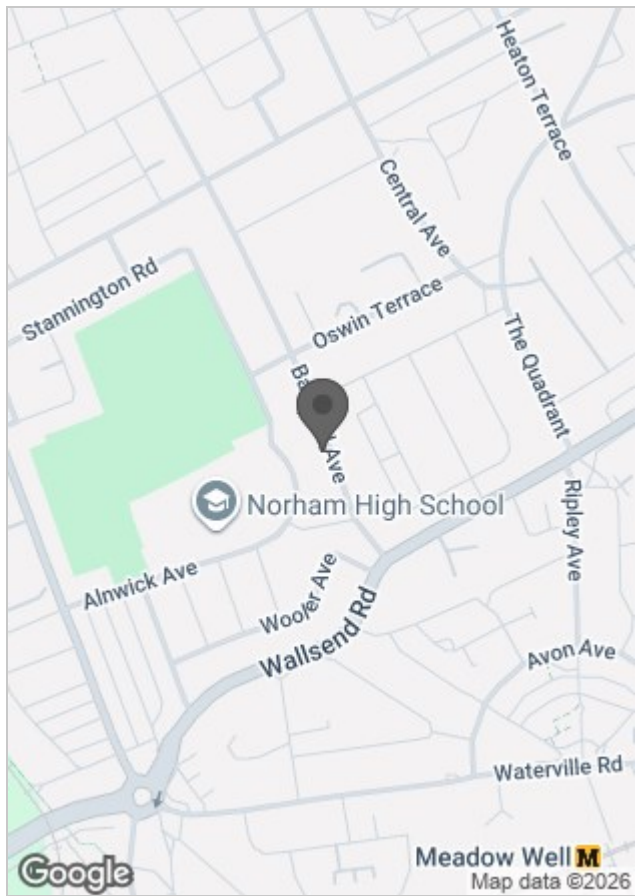
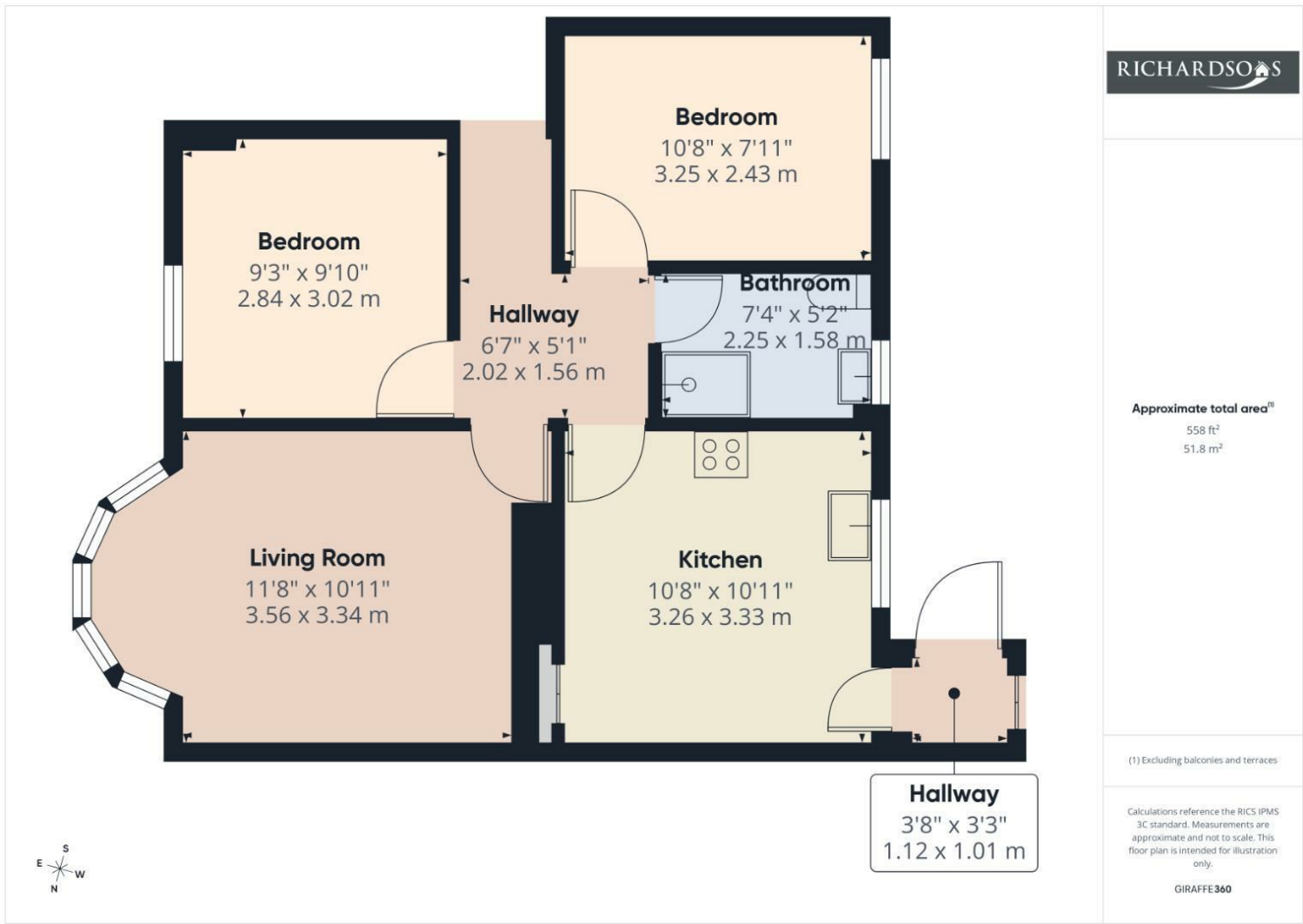
Approximate measurements

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

Kitchen	10'8" x 10'11" (3.26 x 3.33)
Living Room	11'8" x 10'11" (3.56 x 3.34)
Bedroom One	10'7" x 11'3" (3.25 x 3.43)
Bedroom Two	9'3" x 9'10" (2.84 x 3.02)
Bathroom	7'4" x 5'2" (2.25 x 1.58)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.