



Kielder Terrace, North Shields

£130,000



RICHARDSONS 

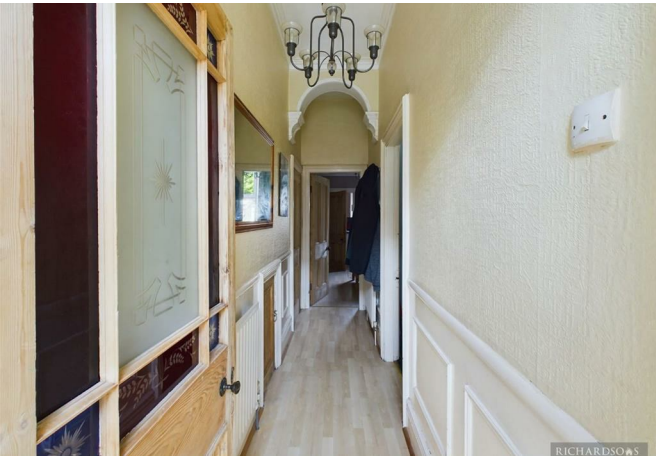


# Kielder Terrace

## North Shields, NE30 2AD

- GROUND FLOOR
- POPULAR LOCATION
- PERIOD FEATURES
- EPC C
- TWO BEDROOMS
- CLOSE TO METRO LINKS
- PRIVATE YARD

£130,000



\*\*\*EXCELLENT STREET, GREAT PRICE, LARGE PRIVATE COURTYARD\*\*\*

Two bedroom ground floor flat with spacious kitchen and private courtyard set on a brilliant street of North Shields.

North Shields offers a wide range of amenities. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre as well as good bus links. The property is a short walk in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach. Tynemouth Golf Club is a few minutes walk away as is the newly regenerated Northumberland Park ideal for pleasant walks.

Viewings are highly recommended.



### Approximate measurements

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

<b>Living Room</b>	14'6" x 12'5" (4.42 x 3.79)
<b>Bedroom One</b>	15'9" x 13'1" (4.82 x 4.01)
<b>Bedroom Two</b>	14'6" x 7'7" (4.42 x 2.32)
<b>Kitchen</b>	13'9" x 6'8" (4.21 x 2.05)
<b>Bathroom</b>	7'11" x 5'8" (2.43 x 1.73)



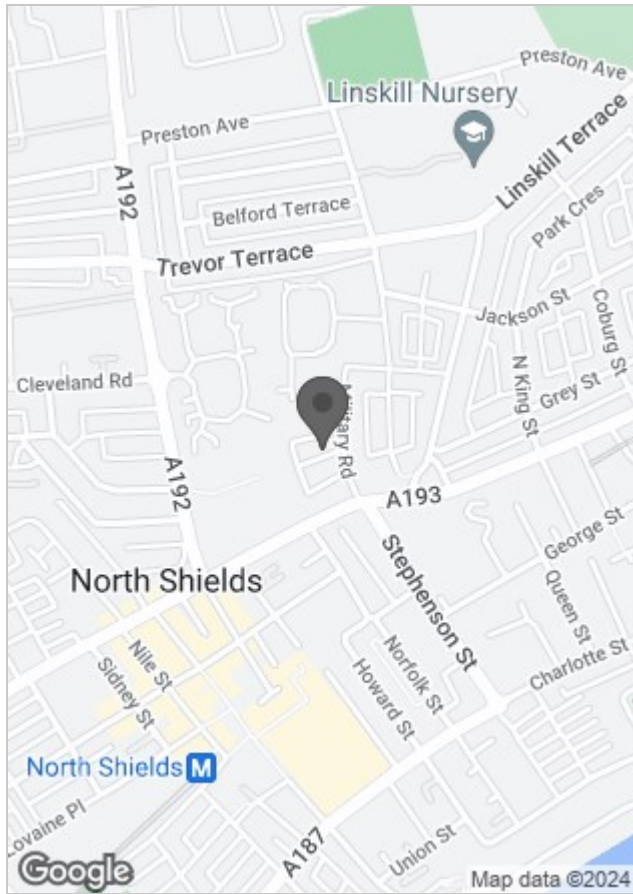
**RICHARDSONS**

**Approximate total area<sup>(1)</sup>**  
680.04 ft<sup>2</sup>  
63.18 m<sup>2</sup>

(1) Excluding balconies and terraces

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

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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.