



Washington Terrace, North Shields

Offers Over £150,000

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# Washington Terrace North Shields, NE30 2HE

- GROUND FLOOR FLAT
- NO ONWARD CHAIN
- VIEWS TOWARDS CHURCH
- REAR COURTYARD
- ONE DOUBLE BEDROOM
- EXCELLENT LOCATION
- DOUBLE FRONTED
- EPC RATING C

Offers Over £150,000



A great time for the first time buyer to jump into the market with this delightful starter home.

The property briefly comprises; entrance lobby, hall with a storage cupboard this could be utilised as a small study, a spacious lounge with feature polished flooring and feature fire and surround. There is a modern kitchen with a range of units along with a fitted gas hob and double oven. There is also a utility room which leads into the rear courtyard. The main double bedroom being very generous in size, and a separate modern bathroom. The property is bright and airy, and benefits from gas central heating and double glazing throughout. Washington Terrace is an excellent residential location and lends ease of access to Tynemouth Village, Northumberland Park, Tynemouth Golf Course and the town centre. The nearest Metro Station is close to hand and within a mile of the property. The location is very much in demand and an early viewing of the property is absolutely essential.



### Approximate measurements

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

### HALLWAY

An appealing welcome to the property with wooden floors, wooden doors and a large storage cupboard.

### LIVING ROOM 15'10" x 13'0" (4.85 x 3.98)

A beautiful and warm living area that includes radiator, wood fireplace (decorative only) and a double glazed bay window.

### MAIN BEDROOM 17'1" x 14'1" x 12'6" (5.22 x 4.30 x 3.82 )

A good size main bedroom situated to the front of the property with radiator, wooden flooring, and double glazed window with fitted blinds.

### KITCHEN 15'6" x 23'4" (4.73 x 7.12)

Refitted and well appointed to include an excellent range of modern units and work surfaces, stainless steel sink unit with drainer, built in double oven, a separate hob fitted stainless steel extractor hood, integrated fridge, freezer and washing machine, stylish wall tiling, double glazed window and double glazed door out to rear.

### BATHROOM

Beautiful modern bathroom, part tiled with mosaic style flooring, fitted bath with an overhead shower, toilet and basin.

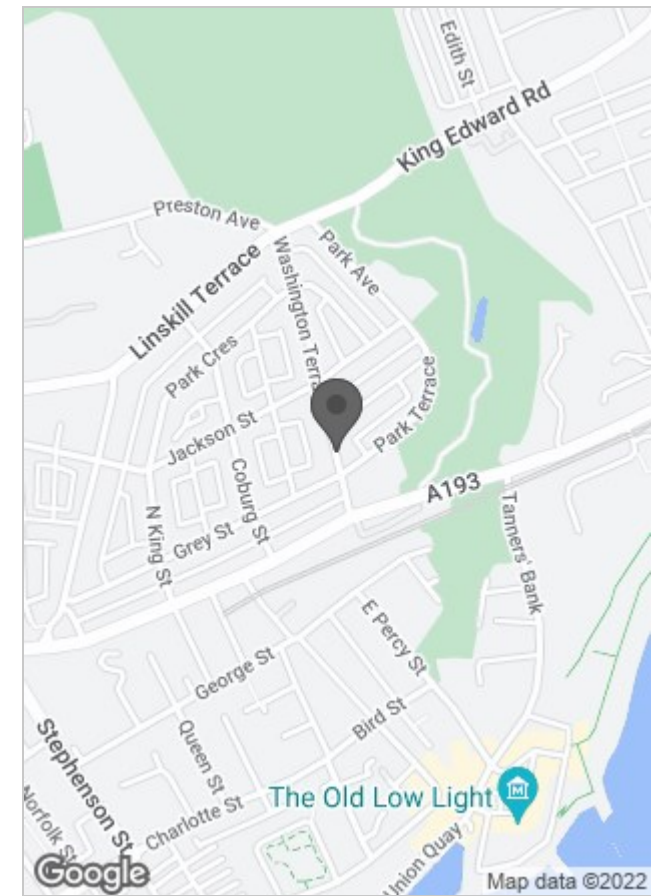




GROUND FLOOR



While 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) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.