



Kielder Terrace, North Shields, NE30 2AD

Offers Over £110,000

 2  1  1  C

RICHARDSONS 



SOLD  
RICHARDSON'S

P  
Permit holders only  
Zone NS4

29

27

25

20000

# Kielder Terrace North Shields, NE30 2AD

- TWO BEDROOMS
- OPEN PLAN KITCHEN / LOUNGE
- GREAT LOCATION
- GROUND FLOOR
- PRIVATE FRONTAGE
- REAR COURTYARD

Offers Over £110,000



**\*\* Must Be Viewed \*\* No Upper Chain \*\* Ground Floor Flat \*\***  
Richardsons welcome the market this superbly finished two bedroom ground floor, end terrace flat. Situated in a quiet cul-de-sac, this property is immaculate and ready to be lived in. Easy access to the many local amenities of North Shields and Tynemouth Village.



**\*\* Must Be Viewed \*\* No Upper Chain \*\* Ground Floor Flat \*\***  
Richardsons welcome to the market this superbly finished two bedroom, end terrace, ground floor flat. Situated in a quiet cul-de-sac, this property is immaculate and ready to be lived in. Ideal for a First Time Buyer or Buy to Let, with good rental yield potential (over 5%\*).

In brief the accommodation on offer includes: Stained Glass entrance and hallway with feature wooden doors and oak flooring through to most rooms, open plan kitchen/living room with beautiful exposed brickwork and integrated appliances, separate utility room for washer and dryer, two good sized bedrooms and a modern, spacious bathroom with separate shower cubicle.

The shared rear yard is sectioned off with the wooden deck offering buyers excellent outside space, perfect for entertaining. The private front patio has a small manicured garden.

The property benefits from double glazing, central heating with a new boiler installed in 2014 and slightly lowered ceilings to improve the level of sound proofing and insulation.

This property would make an ideal buy to let or first time purchase. Beautifully presented and ready to move into with no onward chain.

This property is situated closely to the many local amenities of North Shields and Tynemouth Village. North Shields is a great location which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system, and the diverse scenery makes it attractive to retired couples, young couples and families.

Viewings are highly recommended to appreciate the of accommodation on offer.

\*Rental Yield based on standard formula: Annual rental income/property value x100

## **PORCH**

## **ENTRANCE HALLWAY**

## **DINING KITCHEN / LIVING ROOM**

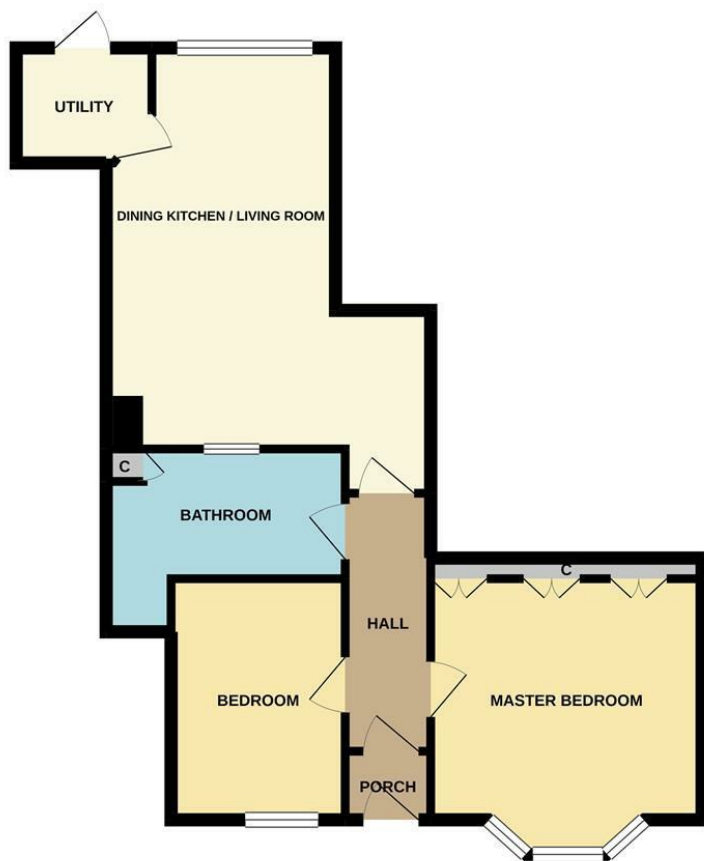
## **UTILITY ROOM**

## **MASTER BEDROOM**

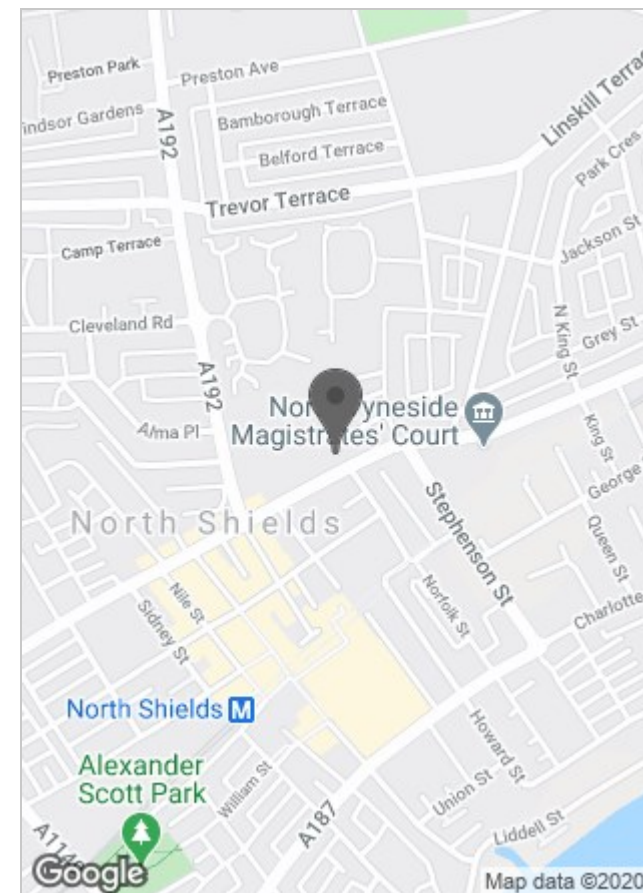
## **BEDROOM TWO**



**GROUND 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.  
Made with Metropex ©2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(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**

Please contact our Richardsons Office on 0191 2903 770 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.