



Park Crescent East, North Shields, NE30 2HQ

Offers Over £150,000

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RICHARDSONS 



# Park Crescent East North Shields, NE30 2HQ

- Two Bedroom
- Beautifully Presented
- Stylish Bathroom
- Prime Residential Area
- Ground Floor Flat
- Modern Refitted Kitchen
- Private Yard
- EPC Rating D

Offers Over £150,000



\*\* Great Location \*\* Beautifully Presented \*\* Private Courtyard \*\*

Fantastic opportunity to purchase a property on the desirable street of Park Crescent East in North Shields, within walking distance of Tynemouth and the trendy North Shields Fish Quay. This two bedroom ground floor flat is in great condition and ready to move into.

\*\*\* Call now to reserve your allocated viewing time \*\*\*



## Full Description

Richardsons welcome to the market this fantastic opportunity to purchase a property on the desirable street of Park Crescent East in North Shields, within walking distance of Tynemouth and the trendy North Shields Fish Quay.

A truly beautiful two bedroom ground floor flat, stylishly decorated and on a picturesque street, this property is ready to move into.

Briefly comprising: Entrance porch into hallway with polished wooden floors, leading to two large bedrooms, bright airy lounge with period style gas fire, well-appointed refitted kitchen, bathroom W/C and well-presented private courtyard.

This home is tastefully redecorated throughout with neutral tones.

Also benefiting from a full central heating system with combination boiler, double glazing throughout.

Early viewing is essential.

\*\*\*Viewings commence Saturday 6th February - call now to reserve your allocated time\*\*\*

Approximate Measurements:

## Hallway

An appealing welcome to the property with wooden floors, wooden doors and a large lit storage cupboard converted to compact office space.

## Lounge

16'11" x 12'3" (5.18 x 3.75)

A beautiful and warm living, area that includes radiator, TV point, coal effect feature gas fire set to an attractive fireplace surround and double glazed window.

## Kitchen

14'8" x 8'11" (4.49 x 2.73)

Refitted and well appointed to include an excellent range of modern white units, grey work surfaces, stainless steel sink unit with drainer, free standing oven with fitted stainless steel extractor hood which extracts externally, room for fridge freezer, plumbing for washing machine and dishwasher, stylish wall tiling, spot lights in ceiling, combi central heating boiler, kick panel heater, double glazed window and double glazed door out to rear.

## Main Bedroom

16'2" x 13'10" (4.95m x 4.22m)

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

## Bedroom Two

10'0" x 6'8" (3.05 x 2.05)

Radiator, double glazed window with fitted blinds and neutral carpet.

## Bathroom

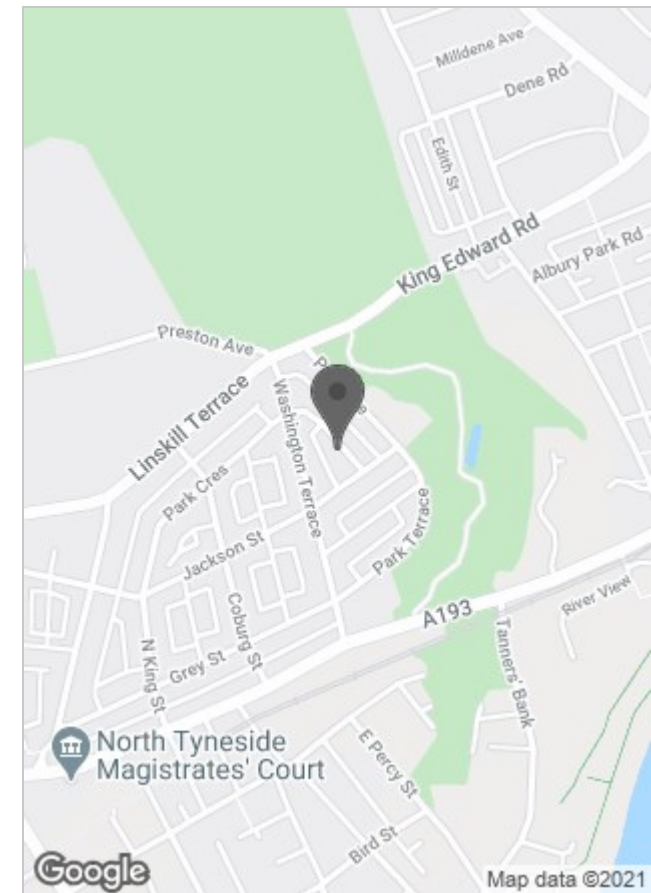
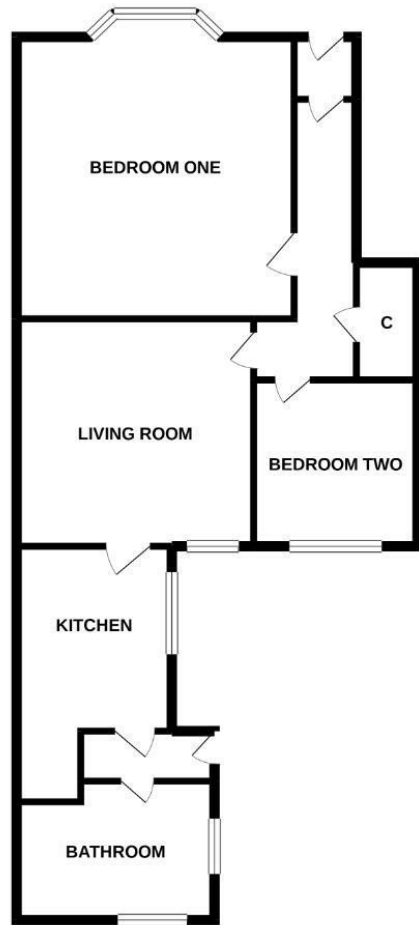
10'0" x 6'0" (3.05m x 1.85m)

Refitted and well appointed to include radiator, panelled bath with shower over and mixer tap, pedestal wash basin, low level WC, wall tiling, extractor fan and double glazed window.

## External

To the front of the property there is on street parking readily available whilst to the rear the property enjoys a private covered walled courtyard. This fully powered area has lighting too, making it a valuable outdoor space to be enjoyed as a children's play area and/or entertainment area.





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>		
(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>	68	76
	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.