



Locomotion Way, North Shields

£225,000

 4  1  2  B

RICHARDSONS 



# Locomotion Way North Shields, NE29 6XF

- 4 BEDROOMS
- TWO RECEPTION ROOMS
- LARGE DRIVE
- OUTDOOR SPACE
- EPC RATING TBC

£225,000

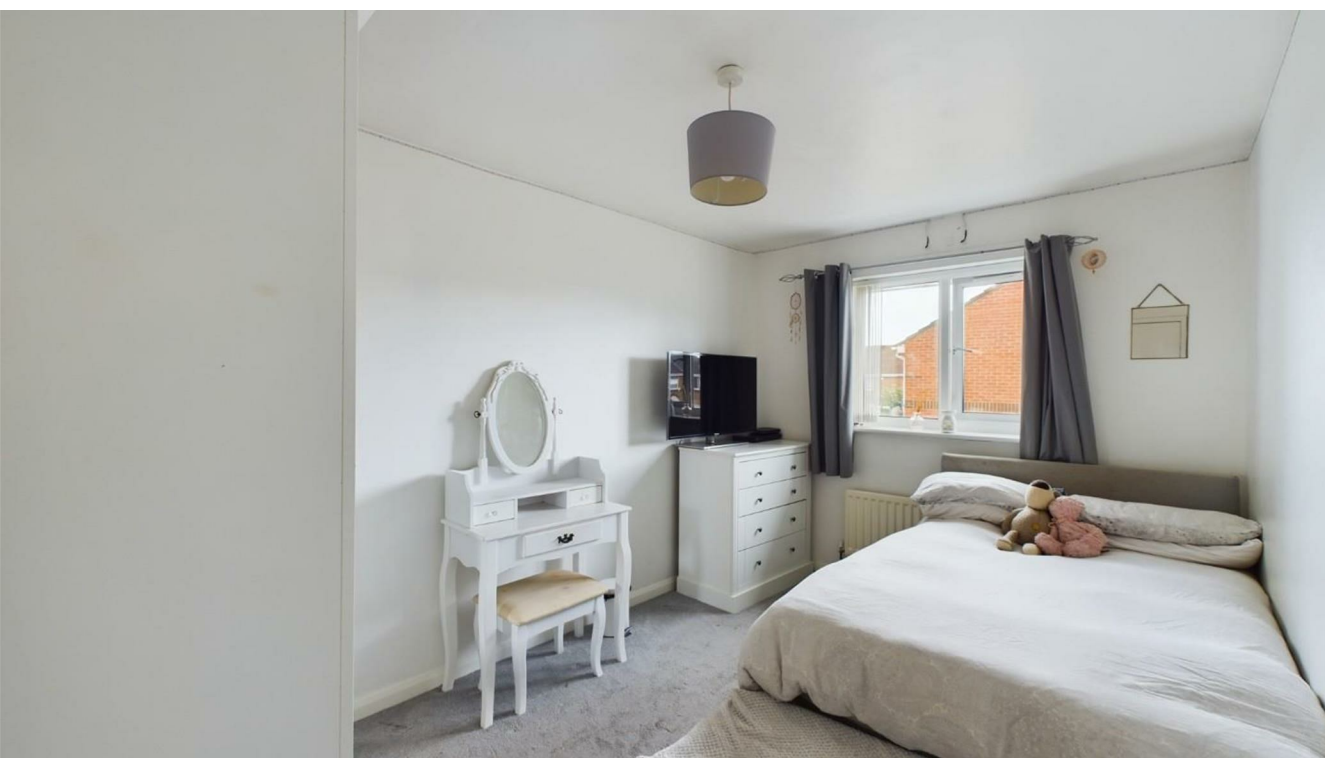


Situated on Locomotion Way, North Shields, this property offers modern décor and styling throughout, and is located within the sought-after residential area of the Royal Quays Marina. There is also an abundance of useful amenities nearby such as Royal Quays shopping centre, major transport and road links giving ease of access to Newcastle city centre and the coast as well as being walking distance to North Shields Fish Quay where there is a collection of bars and brasseries.

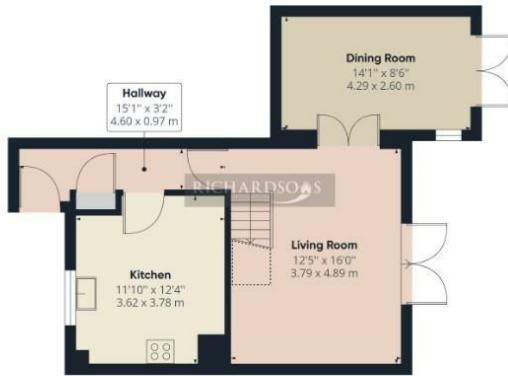


### Approximate measurements

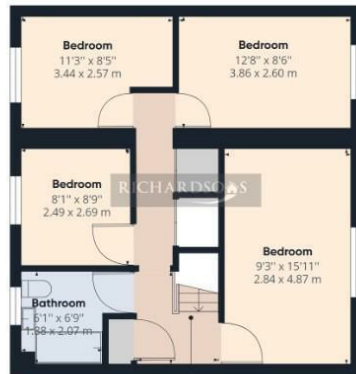
Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.







Ground floor



Floor 1

RICHARDSONS

Approximate total area<sup>(1)</sup>

1071.73 ft<sup>2</sup>  
99.57 m<sup>2</sup>

Reduced headroom

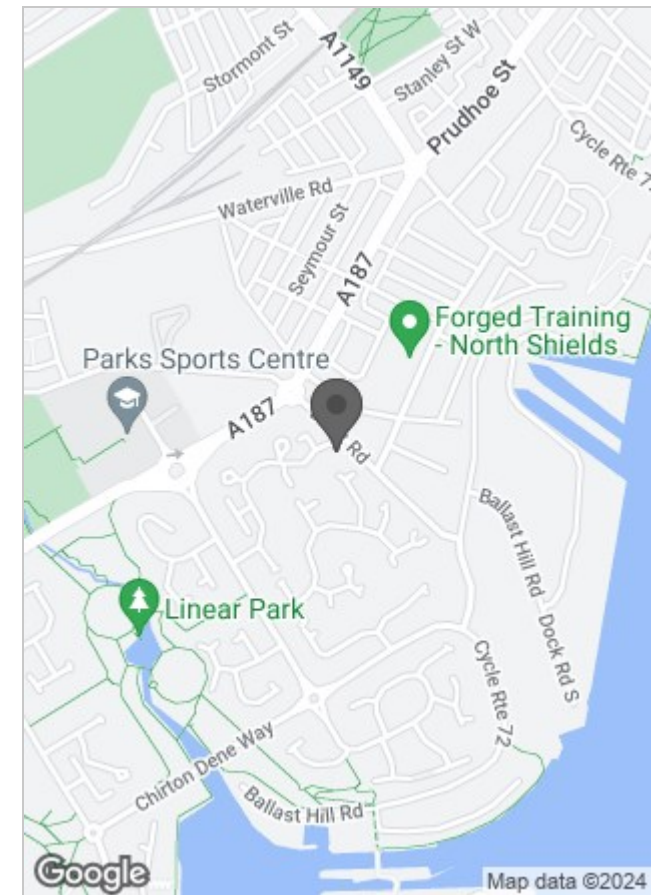
16.93 ft<sup>2</sup>  
1.57 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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>                          |                         | <b>92</b> |
| (81-91) <b>B</b>                            | <b>85</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.