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LAET STREET, NORTH SHIELDS, NE29

Offers Over £120,000

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Spacious and well-presented two-bedroom first-floor apartment, located within a popular residential area of North Shields.

The property offers well-balanced accommodation, including a generous lounge/dining room, a modern fitted kitchen, and two bedrooms, with the main bedroom benefiting from fitted storage. The layout is practical and versatile, complemented by a contemporary bathroom, creating a comfortable and functional living space throughout. Externally, there is a private rear yard providing outdoor space for various uses.

The property is ideally positioned for access to local amenities, transport links and nearby coastal areas. North Shields offers a range of shops, cafés and services, along with convenient access to the Coast Road and Tyne Tunnel, making it an excellent location for commuting into Newcastle city centre and surrounding areas.

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The internal accommodation comprises: a private entrance on the ground floor with stairs leading up to the main first-floor landing. From here, you are welcomed into a spacious lounge/dining room, which benefits from dual windows allowing for excellent natural light and provides a comfortable and versatile living space.

The kitchen is positioned to the rear and is fitted with a range of modern wall and base units, complemented by generous work surface space and room for appliances. The layout is practical and well-suited for day-to-day use, with ample storage and preparation areas.

There are two bedrooms within the property, including a well-proportioned main bedroom with fitted wardrobes, and a second room which could be utilised as a bedroom, dressing room or home office. The bathroom has been updated to a modern standard and features a bath with overhead shower, WC and wash hand basin, finished with contemporary tiling.

Externally, the property benefits from a private rear yard area, providing an outdoor seating space and additional storage options.



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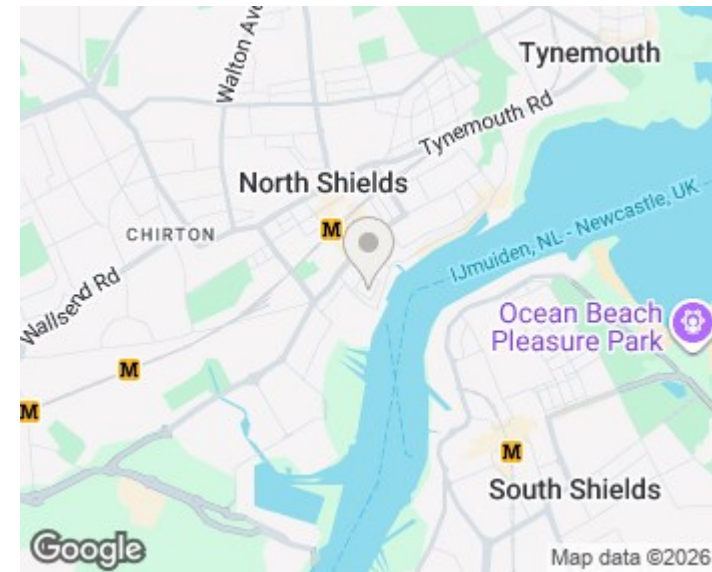
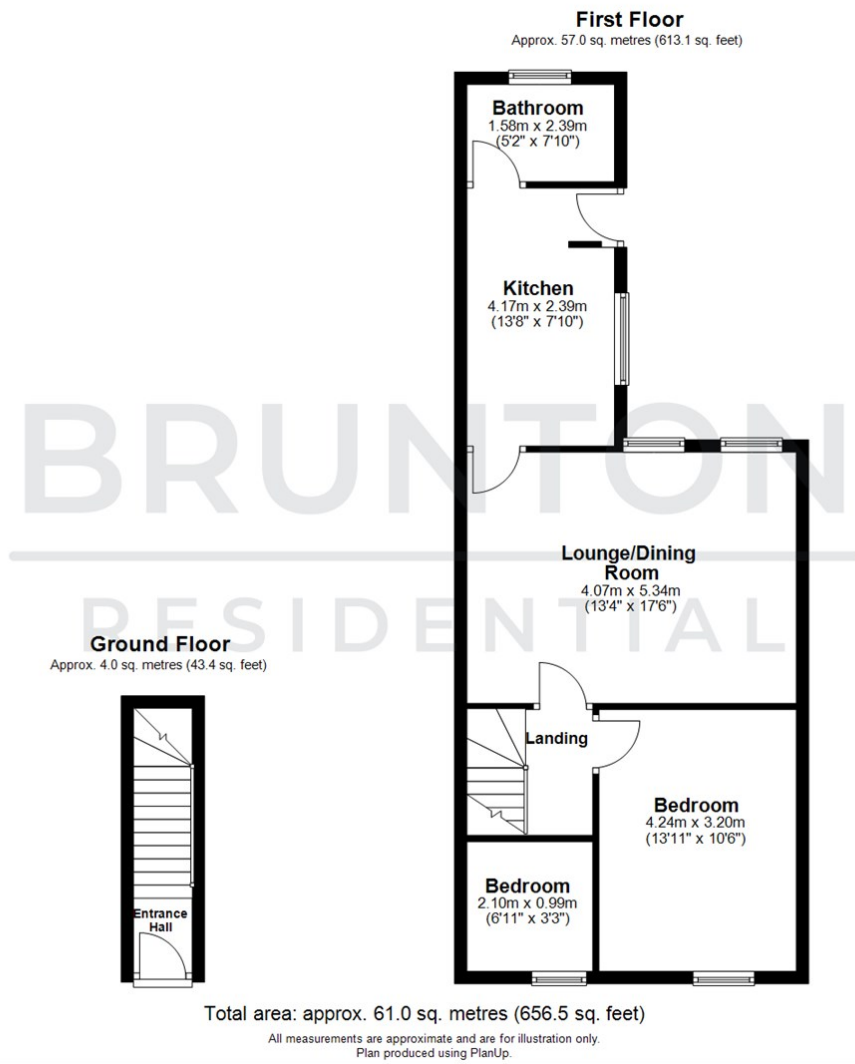
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : A

EPC RATING :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	