R.A Jackson & son
Est. 1830







53 Park Crescent East, North Shields, NE30 2HQ

£180,000

53 Park Crescent East, North Shields, NE30 2HQ

For sale, a two bedroom ground floor flat situated at Park Crescent East a popular residential street in North Shields. This location is well suited for access to Tynemouth Village and its beaches, North Shields Fish Quay, Northumberland Park and Tynemouth golf club.

LOCATION

The property is located in North Shields, Tyne and Wear. North Shields is a large town on the north bank of the River Tyne ad on the north east coast of England, approximately 8 miles east of Newcastle city centre. It is situated on the east side of Park Crescent East, a period terraced street containing flats and houses. This is a popular residential area with a wide variety of activities and services in and around North Shields and Tynemouth.

DESCRIPTION

The property is a ground floor mid terraced 'Tyneside' flat. It is situated in a curved section of the street meaning slightly larger than average dimensions across the rear of the property. There are UPVC double glazed windows, radiator heating, an updated kitchen and shower room with WC. Externally there is a small garden to the front and a yard to the rear.

ACCOMMODATION

UPVC entrance door to

Hallway

With storage alcove. Laminate flooring.

Bedroom One

14'5" x 11'5" into bay (4.4m x 3.5m into bay)
UPVC double glazed windows. Double central heating radiator.

Bedroom Two

9'10" x 11'1" average (3m x 3.4m average)
UPVC double glazed window. Double central heating radiator.

Lounge

20'0" x 14'5" average (6.1m x 4.4m average)
UPVC double glazed window. Double central heating radiator. Laminate flooring. Decorative fire surround.

Kitchen

12'5" x 7'6" (3.8m x 2.3m)
Range of modern cream coloured fitted wall and floor storage units complementing wood effect worktops. Pantry cupboard and access to rear yard.

Shower Room / WC

9'6" x 5'2" (2.9m x 1.6m)
Wet room, shower configuration with tiled floor and walls, plastic panelling and spotlighting to ceiling. Fitted vanity unit and wash hand basin. WC, double central heating radiator. UPVC double glazed window.

EXTERNAL

Small presentation garden to front and yard to rear.

TENURE

The property is subject to a long leasehold title of 999 from 25th March 1986.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is D (68). A full copy of the report is available upon request.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations, the Purchaser will be required to provide two forms of identification and proof of source of income.

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme.

PROPERTY REDRESS SCHEME

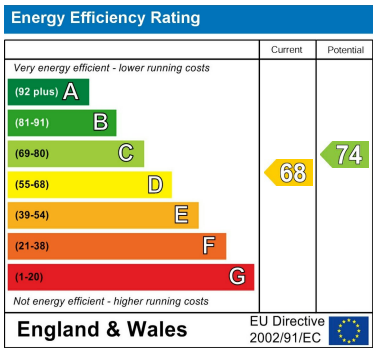
R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings
Commercial Sales and Lettings
Professional Valuation of Commercial and Residential Property
Home-buyer Survey and Valuation
Property Management
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk



18 Northumberland Square, North Shields, NE30 1PX
T. 0191 2571253 | **E.** sales@rajackson.co.uk
www.rajackson.co.uk