



 Jan Forster

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Cromwell Terrace | North Shields | NE29 0PA

Price £150,000





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- Sought After Location
- Two Bedrooms
- Town Garden
- Close To Amenities
- Viewing Recommended
- Ground Floor Flat
- Pedestrianized Street
- Rear Yard
- Leasehold
- Call for More Information







This ground floor flat, is ideally located on a quiet pedestrianised street in a sought-after residential area of North Shields. This property offers a combination of character, outdoor space, and modern convenience - making it particularly well-suited to first-time buyers or those seeking to downsize.

Accessed via a welcoming entrance hallway with storage, the accommodation briefly comprises: - spacious lounge enhanced by high ceilings, kitchen with a range of fitted wall and base units along with access to the rear, two good sized bedrooms, and a bathroom WC completes the internal accommodation. Further benefits include gas central heating and double glazing.

Externally, the property enjoys an easy to maintain town garden to the front, along with a private enclosed rear yard.

The property is well-positioned for access to a wealth of local amenities, including independent shops, supermarkets, cafes, and leisure facilities. There are also excellent transport links, offering quick access to nearby schools, along with the vibrant Fish Quay, King Edwards Bay, and Tynemouth Long Sands Beach.

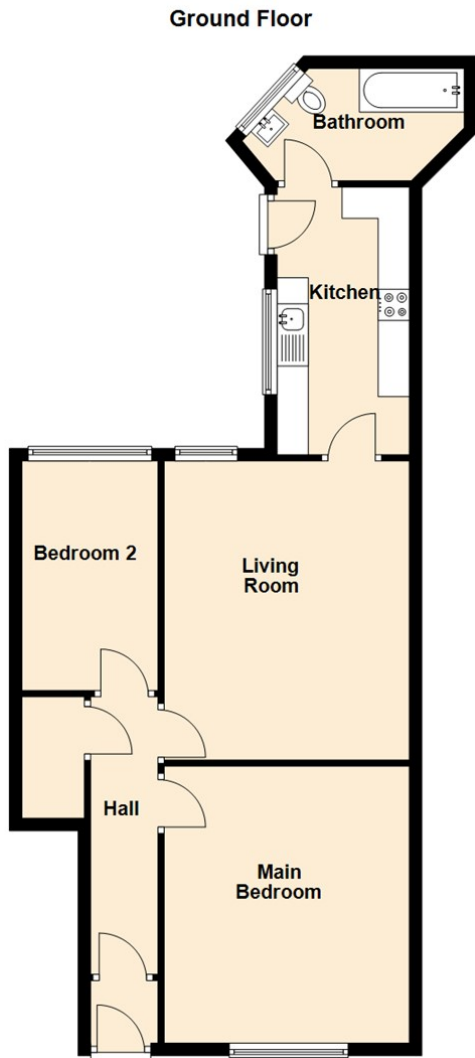
Early viewing is highly recommended. For further information or to arrange an appointment, please contact our coastal team on 0191 257 2000.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band: A






Living Room 15'8" x 12'10" (4.79 x 3.93)

Kitchen 14'0" x 6'11" (4.29 x 2.12)

Main Bedroom 14'6" x 12'10" (4.44 x 3.93)

Bedroom Two 12'0" x 7'7" (3.68 x 2.32)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(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 	

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**Contact Us: 0191 236 2070**

