



 **Jan Forster**





- Ground Floor Flat
- Two Bedrooms
- Charming Rear Yard
- Local Facilities
- Leasehold Interest
- Well-Presented
- Modern Shower Room
- Great Location
- Transport Links
- Council Tax Band: A







Jan Forster Estates welcome to the sale market this charming ground floor flat in North Shields. Offering excellent potential as a first-time purchase or investment opportunity, this property is sure to attract a range of buyers.

The accommodation briefly comprises: entrance lobby, lounge with feature fireplace and a convenient storage cupboard, access to a modern open plan kitchen with integrated appliances, fitted wall and floor units and a breakfasting bar. There is also a modern shower room WC and two good-sized bedrooms. To the rear, there is a charming yard with stylish click-deck tiles. This property has been superbly improved and offers very comfortable living space, it is also warmed with gas central heating and boasts double glazing.

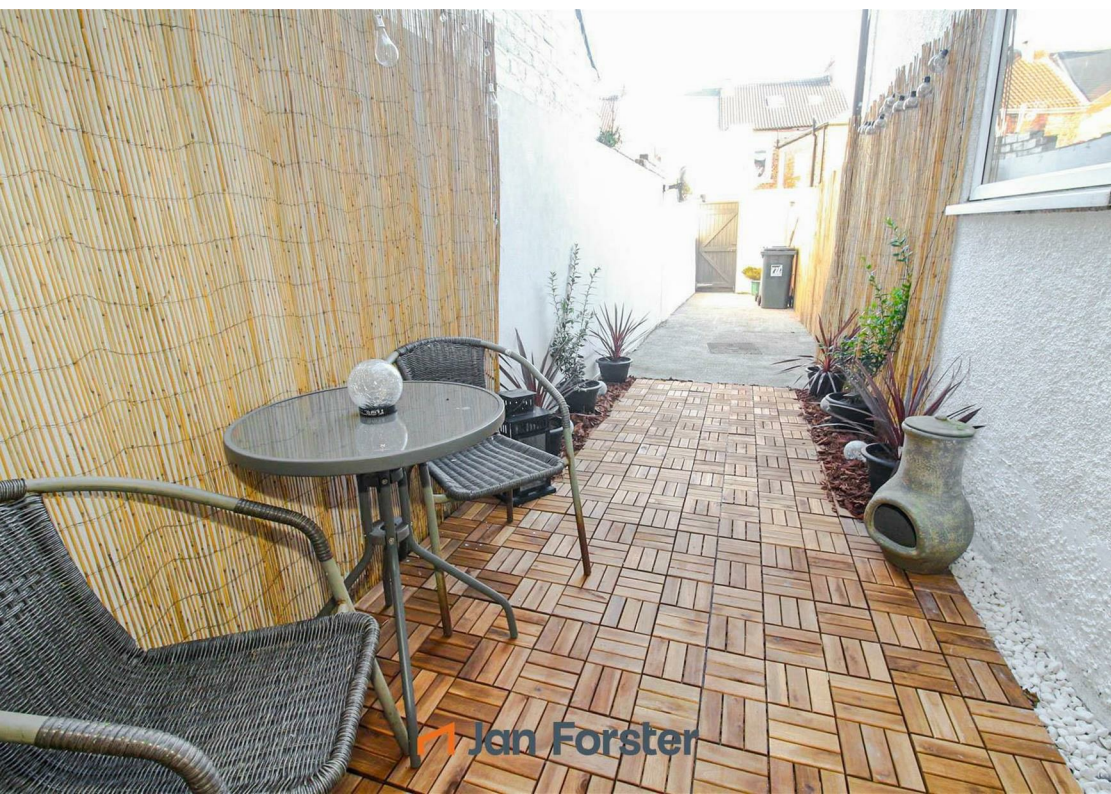
Ideally located, this property enjoys an exceptionally central position within easy reach of many Tyneside centres. Excellent road connections, including the A19, Tyne Tunnel, and A1058 Coast Road, provide convenient routes to both the coast and Newcastle city centre. Public transport options are also well-served, with prime bus routes and the metro service enhancing accessibility. A variety of local amenities are close at hand, including shops, cafés, and restaurants, while Northumberland Park and the vibrant North Shields Quayside are just a short distance away- perfect for those who enjoy scenic walks and outdoor leisure.

In order to get a real feel for this home, early viewings are recommended. To book yours or for more information, please call our sales team on 0191 236 1079.

#### Tenure

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

Council Tax Band: A



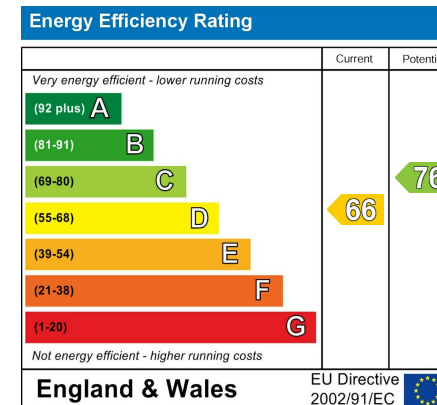


Lounge 13'10" x 11'6" (4.23 x 3.52)

Kitchen 13'11" x 6'9" (4.26 x 2.08)

Bedroom One 13'11" x 7'5" (4.26 x 2.27)

Bedroom Two 10'1" x 7'8" (3.09 x 2.34)



## The difference between house and home

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