





5



1



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- First Floor Maisonette
- Five Bedrooms
- Investment Property
- Great Location
- Transport Links
- In Need Of Modernisation
- One Bathroom
- Private Rear Yard
- Local Facilities
- Council Tax Band \*A\*





This delightful, five-bedroom maisonette with Private Rear Yard is located on the ever-popular Chirton West View, North Shields, and presents an excellent opportunity for first-time buyers, growing families or perhaps the buy to let investor. Offered for sale with the benefit of no onward chain.

The location is just a stone's throw away from a wide range of local amenities. North Shields town centre is close by, with plenty of shops, cafes, and restaurants, while transport links are excellent, providing easy access to Newcastle city centre. Tynemouth Long Sands beach and Fish Quay add to the appeal, offering outdoor space for activities, and are only a short drive away.

Internally the generous accommodation briefly comprises: - entrance and stairs to the first-floor landing, lounge with feature fireplace, three bedrooms, kitchen with wall and floor units and a bathroom WC with overhead shower. To the second floor there are a further two double bedrooms. The property also features gas central heating and double glazing. Externally there is a private yard to the rear.



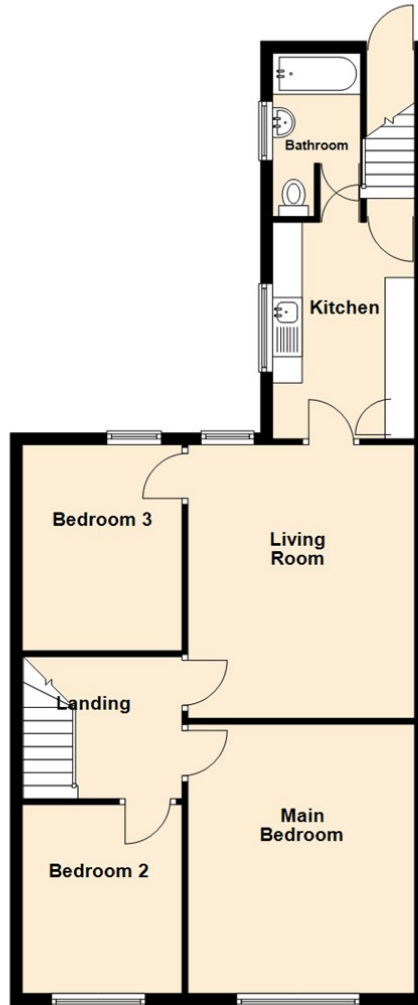
We anticipate a high level of interest on this property. For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

#### Tenure

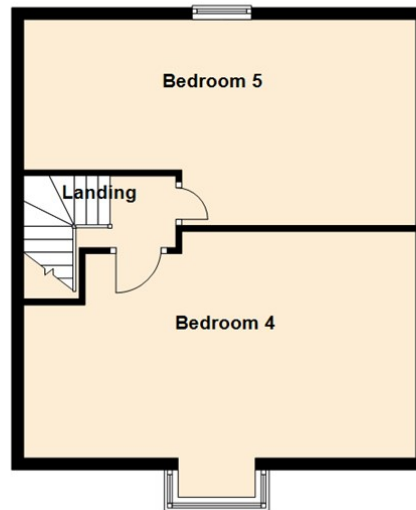
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*.

Ground Floor



First Floor



Lounge 15'1" x 12'6" (4.62 x 3.83)

Kitchen 12'0" x 7'10" (3.66 x 2.40)

Bedroom Two 10'5" x 8'10" (3.19 x 2.70)

Bedroom Three 11'5" x 8'10" (3.48 x 2.70)

Bedroom Four 21'9" x 12'6" (6.63 x 3.83)

Bedroom Five 21'9" x 11'5" (6.63 x 3.48)

## The difference between house and home

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 59                      | 62        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Contact Us: 0191 236 2070



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