





- First Floor Flat
- Two Double Bedrooms
- Possibly Buy To Let
- Close To Town
- Call For More Information
- Garden to Rear
- No Onward Chain
- Gas Central Heating
- Double Glazing
- Council Tax Band *A*





**** Video Tour on our YouTube Channel | <https://youtu.be/vfMH9Kbc1lg> ****

This charming first-floor flat is positioned on the desirable Billy Mill Avenue in North Shields, and presents an excellent opportunity for investors. Offered for sale with the benefit of no upper chain.

Conveniently located close to the town centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities.

The accommodation on offer briefly comprises: - entrance and stairs to the first floor landing, lounge, two double bedrooms, kitchen with fitted appliances and a bathroom WC. The property benefits from gas central heating and also has double glazing. Externally there is a garden to the rear.

The best way to get a feel for this home is to view. This can be done by calling our sales office on 0191 257 2000.

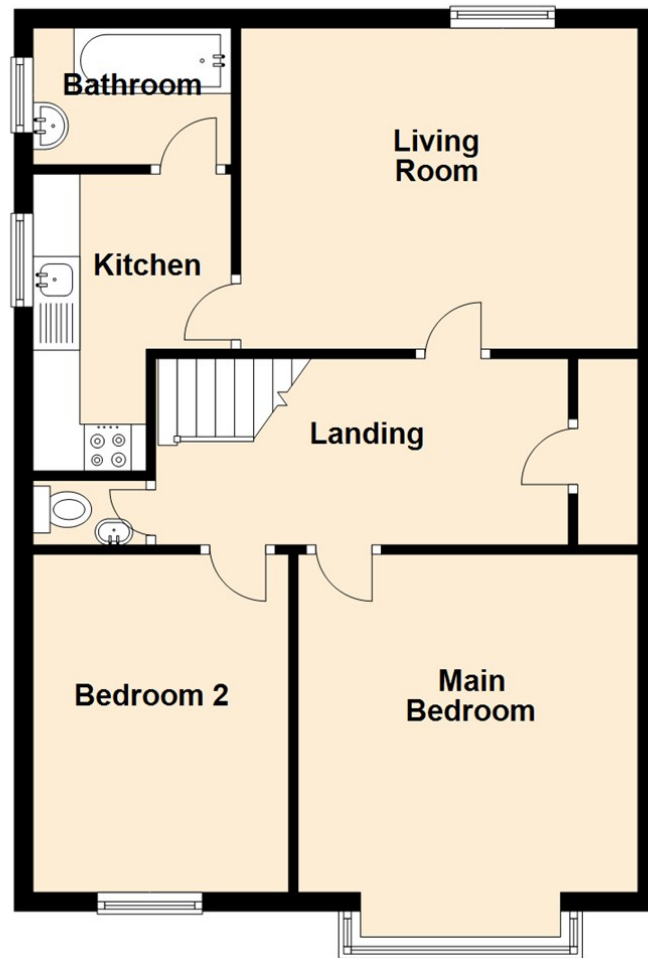
Tenure

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

Council Tax band *A*.

PLEASE NOTE : All services/appliances have not and will not be tested.

First Floor



Living Room 11'3" x 13'10" (3.43 x 4.24)

Kitchen 10'4" x 6'11" (3.17 x 2.12)

Main Bedroom 11'10" x 11'10" (3.61 x 3.63)

Bedroom Two 11'10" x 8'11" (3.62 x 2.73)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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	

The difference between house and home

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