

MOVING HOMES

SALES & LETTINGS



£85,000

West Avenue, North Shields

£85,000

Moving Homes are delighted to offer to the market for sale this three bedroom ground floor flat situated on West Avenue in North Shields. Ideally located for access to the A19 and A1058 Coast Road to reach both North & South of the region, the City of Newcastle upon Tyne and the more local towns & villages. Entering through a composite door to the lobby and into the hallway which gives access to all principal rooms. Opening directly to the lounge, which has been fitted with French doors, tv and media point, cupboard housing gas combi boiler. The kitchen with its two double glazed windows to the rear, has been fitted with a range of high gloss wall, floor & drawer units with contrasting work surfaces, sink & drainer with contemporary mixer tap, stainless steel electric oven, gas hob above and black / stainless steel 'accent' extractor fan over, plumbing for automatic washing machine, space for fridge freezer, storage area and grey marble effect flooring tiles. A modern fitted bathroom includes a modern L shaped bath with shower over, glass shower screen with folding edge, wall fitted chrome shower with 'Rainforest' style static shower head, wc with top flush, floating wood effect vanity unit with storage below and wash hand basin set with waterfall taps, two double glazed windows and marble effect tiled flooring. The master bedroom offers a bay window to the front with tv / media point, whilst bedroom two and three are also both doubles and to the front of the property. Externally, there is a garden to the front of the property with mature shrubs and a small planted tree, the remainder is laid to lawn. The side of the property is a shared area which leads to a private rear garden, three steps leading up to main garden which has a brick built storage shed and patio area.

This property requires an internal inspection to truly appreciate the accommodation being offered with no upper chain. To secure a viewing please contact Moving Homes on 0191 2964600 or visit our website on movinghomesuk.com

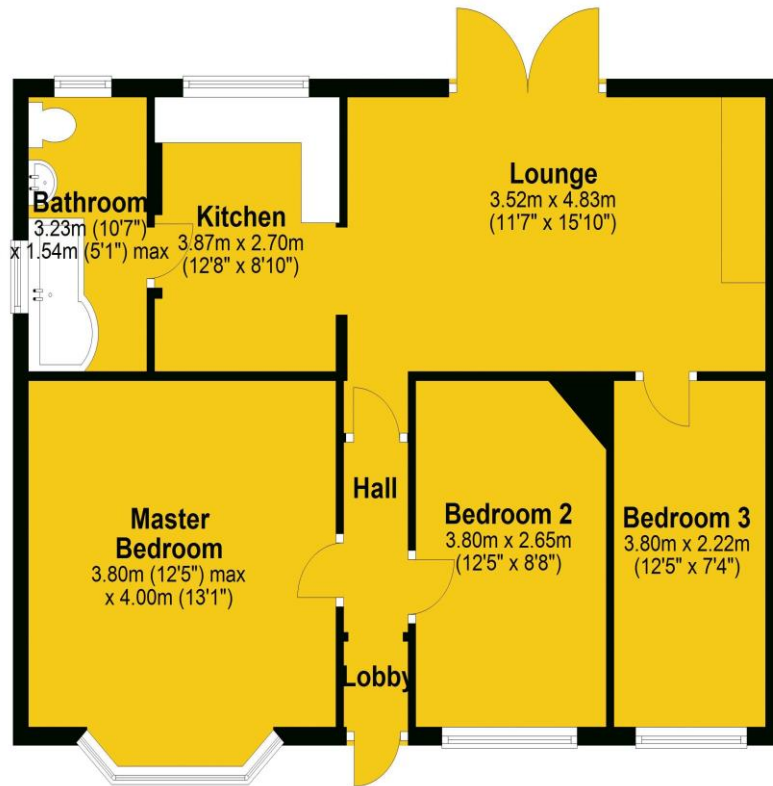
EPC Rating D <https://find-energy-certificate.service.gov.uk/energy-certificate/2868-9076-7237-4136-5994>

Council Tax Band A

Tenure - The agent understands the property to be leasehold with circa 92 years remaining on the lease. £334.24 per annum service charges and ground rent. However, this should be confirmed with a licensed legal representative.

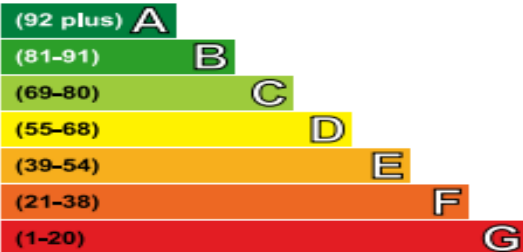


Ground Floor



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
63	71



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