

MOVING HOMES

SALES & LETTINGS



Offers Over £120,000

Brahman Avenue, North Shields

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Moving Homes are delighted to welcome to the market for sale, this two-bedroom semi-detached house on Braham Avenue, North Shields. With its ease of access for transport links to both North & South of the region, the local Metro system a short distance away as well as The Royal Quays Shopping Outlet and many more local amenities. Viewing is essential to appreciate what it has to offer!

Briefly comprising of: - entrance lobby leading to spacious living room with stairs leading to first floor. The kitchen diner is to the rear, with a range of light wood effect units with complementing work tops, gas hob, under bench oven, plumbed for washing machine and patio doors opening out onto the rear garden. To the first floor there are two well-proportioned bedrooms and a family bathroom, complete with white suite, shower over bath, hand wash basin and wc. Externally there is a lawned garden to the front with drive way and side gate leading to private rear garden with patio area.

EPC Rating D <https://find-energy-certificate.service.gov.uk/energy-certificate/0008-2813-7474-9294-3161>

Council Tax Band A

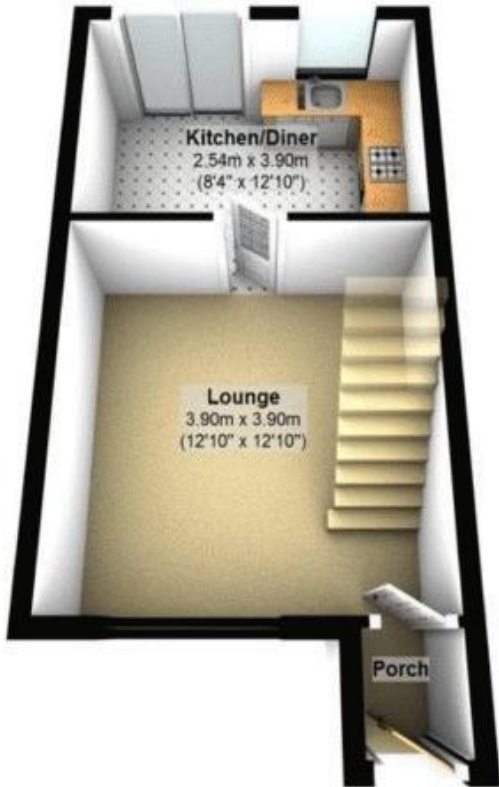
Tenure - The agent understands the property to be leasehold with 999 years from the year of built and a ground rent of £50pa. However, this should be confirmed with a licensed legal representative.

To secure a viewing in the first instance please contact Moving Homes on 0191-2964600 or visit our website movinghomesuk.com



Ground Floor

Approx. 26.6 sq. metres (286.4 sq. feet)



First Floor

Approx. 25.6 sq. metres (275.2 sq. feet)



Total area: approx. 52.2 sq. metres (561.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Tel: 0191 2964600 E: info@movinghomesuk.com www.movinghomesuk.com
2A Hawkeys Lane North Shields Tyne & Wear NE29 0JF