

# MOVING HOMES

SALES & LETTINGS



£138,000

# Northumbrian Way, Royal Quays

## £138,000

Moving Homes welcomes to the market for sale this well presented two-bedroom mid link house, situated in Northumbrian Way on the popular Royal Quays development in North Shields. With an abundance of shopping and leisure amenities including The Royal Quays Shopping Outlet, The Parks Leisure Centre and the regenerated working 'Fish Quay' which benefits from an array of bars and eateries. As well as the town centre with access to all major transport routes. This property is fully double glazed benefits from gas central heating and must be viewed to appreciate what it has to offer.

Upon entering the property, is an entrance lobby leading into the open plan living room with dining area and stairs leading to first floor. The breakfasting kitchen is to the rear of the property, complete with a range of light oak effect units, complementing black laminate worktops, gas hob with under bench oven and plumbed for dishwasher. Following through into the conservatory with laundry facilities and seating area and views into the garden. To the first floor there are two double bedrooms, one to the front of the property with fitted wardrobes and one to the rear. There is also a family bathroom comprising of bath with shower over, hand wash basin, wc and storage cupboard. Externally to the front there is off street parking and a small garden area and to the rear an enclosed garden with artificial grass and gate for rear access.

To secure a viewing please contact Moving Homes on 0191-2964600 or visit our website [movinghomesuk.com](http://movinghomesuk.com)

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

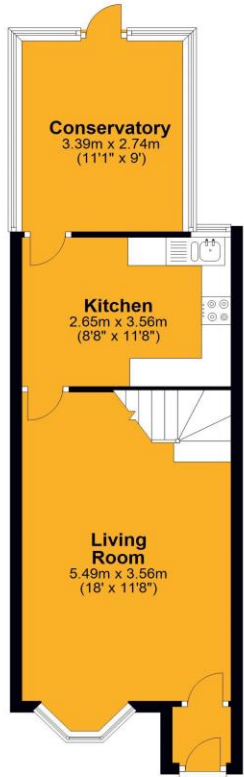
EPC Rating C <https://find-energy-certificate.service.gov.uk/energy-certificate/9440-3025-1207-9017-0200>

Council Tax Band –A

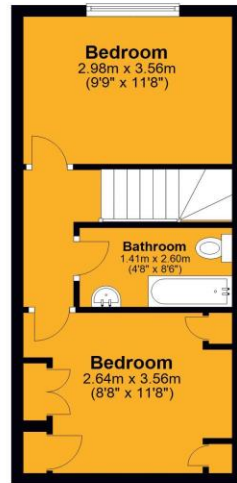
Should you be showing symptoms of Covid-19 prior to any appointments, please contact our office. The health and safety of our colleagues and clients is very important to us.



**Ground Floor**  
Approx. 40.1 sq. metres (431.9 sq. feet)



**First Floor**  
Approx. 29.4 sq. metres (316.5 sq. feet)



Total area: approx. 69.5 sq. metres (748.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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