

MOVING HOMES



SALES & LETTINGS



£150,000

Balmoral Gardens, North Shields

£150,000

Ideally positioned within the popular residential area of North Shields is two bed upper floor flat on Balmoral Gardens. This is centrally located with excellent transport links to both North & South of the region, as well as the nearby coastal towns & villages, the Royal Quays Shopping Outlet and the 'Fish Quay' with its working harbour and an abundance of places to socialise. This spacious property is offered for sale with no onward chain.

Briefly comprising of: - entrance lobby with stairs leading to first floor. There are two bedrooms, both to the front of the property with master benefiting from large bay window, chimney breast to main wall and alcoves to sides. The living room is to the rear, with dining area which was previously a third bedroom and could easily be reinstated if required. Following through into the well-equipped kitchen, with a wide range of mid oak effect units, complementing work tops, integrated dishwasher, fridge freezer and plumbed for washing machine. There is also the family bathroom with separate wc. Externally there is on street parking to the front and to the rear a private yard.

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

EPC Rating to follow

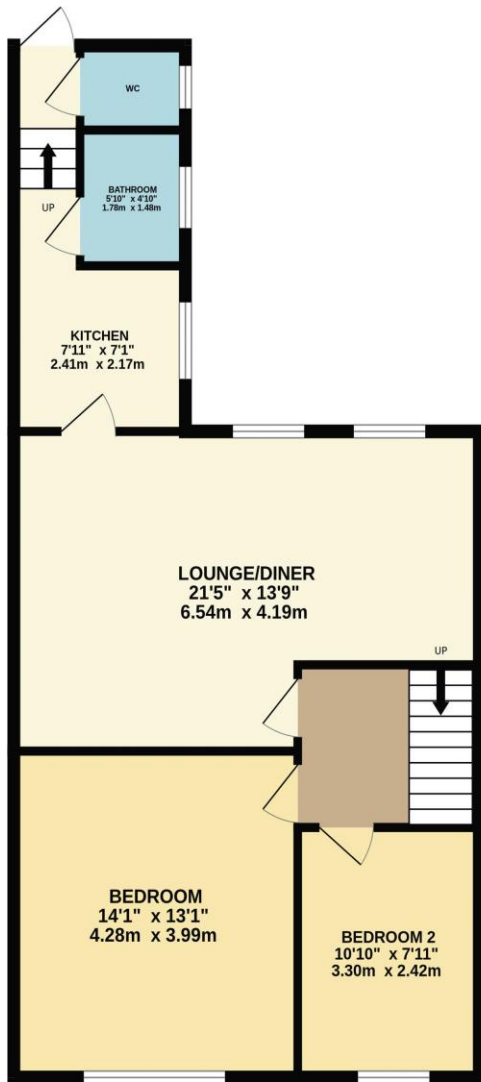
Tenure - The agent understands the property to be a peppercorn lease 999 years from 1st January 1983. However, this should be confirmed with a licensed legal representative.

Council Tax Band – A £1,408.23 pa

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



UPPER FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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