



Brookland Terrace

North Shields

- 1930's Upper Flat with Bay
- Bathroom with Shower
- Lounge, Fitted Kitchen
- Private Rear Garden
- Two Spacious Bedrooms
- Close to Hospital and Amenities

£ 95,000

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Brookland Terrace North Shields

Superbly located first floor flat, within walking distance to North Tyneside General Hospital, local bus routes, amenities and with excellent transport links to the A1058 City Centre and the A19 North and South. 1930's' in style with spacious room sizes, entrance lobby, first floor landing, lounge, fitted kitchen, two spacious bedrooms, the principle with feature bay window, family bathroom with shower. Private rear garden, gas radiator central heating system, double glazing.

Double Glazed Entrance Door to:

ENTRANCE LOBBY: turned staircase to:

FIRST FLOOR LANDING: loft access, door to:

LOUNGE: (rear): 12'8 x 11'6, (3.86m x 3.51m), with measurements into alcoves, radiator, double glazed window, door to:

KITCHEN: (rear): 14'6 x 6'9, (4.42m x 2.06m), a range of base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, gas point, plumbed for automatic washing machine, tile effect flooring, radiator, double glazed window

BEDROOM ONE: (front): 13'8 x 11'8, (4.17m x 3.56m), with measurements into feature double glazed window and alcoves, radiator

BEDROOM TWO: (front): 8'6 x 7'6, (2.59m x 2.29m), radiator, double glazed window

BATHROOM: comprising of, bath, electric shower, pedestal washbasin, low level w.c., tile effect flooring, radiator, double glazed window

EXTERNALLY: private rear garden, forecourt garden area with shared access

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On street

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 23.03.1987

Ground Rent: One peppercorn rent

COUNCIL TAX BAND: A

EPC RATING: C

WB2479.AI.DB.12.06.2024 .V.1

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

 The Property
Ombudsman