



## Salisbury Avenue North Shields

Beautifully located in the heart of Preston Village, a short walk to popular schools, local restaurants, bus routes and approximately a 10-minute walk from Tynemouth Beach and Village. Preston Village is also within close proximity to major transport links to both the A1058 City Centre and A19 North and South! This lovely ground floor flat boasts an entrance vestibule and hallway, spacious lounge with attractive feature fireplace and door out to the delightful, South facing patio garden, stylish kitchen with integrated appliances, two double bedrooms, the principle, bedroom with feature bay window and fitted wardrobes, providing ample hanging and storage space, contemporary bathroom with shower. Private front garden. Leasehold. 999 years from 23/9/1995. Peppercorn, (Zero), Ground Rent. Gas, Electric, Water, Heating, Drainage: Mains Connected. Broadband: Fibre, Mobile Phone Blackspot: No.

# £150,000

ROOK  
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SAYER

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Double Glazed Entrance Door to:

**ENTRANCE VESTIBULE:** Victorian style tiled floor, dado rail, cornice to ceiling, door to:

**ENTRANCE HALLWAY:** spacious hallway with Victorian style, tiled floor, two generous storage cupboards, radiator, door to:

**LOUNGE:** (rear): 13'6 X 12'8, (4.12m x 3.86m), into alcoves, gorgeous lounge with attractive feature fireplace, tiled inset, wood effect flooring, door out to the garden, radiator, door to:

**KITCHEN:** 7'9 x 7'2, (2.36m x 2.18m), stylish and contemporary kitchen with a range of fitted base, wall and drawer units, wood worktops, integrated electric oven, gas hob, single drainer sink unit with mixer taps, combination boiler, tiled floor, radiator, plumbed for automatic washing machine, double glazed window, brick effect tiling, through to:

**BATHROOM:** modern bathroom of generous proportions, comprising of, bath chrome shower, pedestal washbasin, screened with privacy wall low level w.c. with push button cistern, radiator, half height panelling, two double glazed windows, tiled floor

**BEDROOM ONE:** (front): 13'9 x 9'3, (4.19m x 2.82m), into feature double glazed bay window, excluding depth of attractive fitted wardrobes providing ample hanging and storage space, radiator, cornice to ceiling

**BEDROOM TWO:** (rear): 9'3 x 9'0, (2.82m x 2.74m), spacious double bedroom with double glazed window pleasantly overlooking the rear garden, radiator

**EXTERNALLY:** large South facing rear town garden with brick-built storage area, gated access to rear lane. Front garden area





**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains/ Gas  
 Broadband: Fibre  
 Mobile Signal Coverage Blackspot: No  
 Parking: On street

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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 September 1985  
 Peppercorn rent

**COUNCIL TAX BAND: A**

**EPC RATING: C**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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**

