



# Brandling Court

## North Shields, NE29 6WT

We are pleased to offer for this this two bedroom first floor apartment, situated on Brandling Court, North Shields. The accommodation comprises; communal entrance, entrance hall, lounge/diner, modern kitchen, two double bedrooms, master with en-suite and a bathroom/WC. Externally there is residents parking and communal gardens. The property benefits from electric heating and double glazing. Offered with no upper chain.



# Asking Price £129,950



**0191 257 6823**

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63 Church Way, North Shields, Tyne & Wear, NE29 0AE



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#### **Communal Hall**

Via secure entry system. Stairs to first floor.

#### **Entrance Hall**

Two built in cupboards and storage heater.

#### **Lounge**

Secure entry phone, double glazed double doors leading to Juliette balcony and storage heater.



#### **Bedroom One**

Built in wardrobe, double glazed double doors leading to Juliet balcony.



#### **En-suite**

Three piece suite comprising; double shower cubicle, pedestal hand wash basin and low level WC. Part tiled, extractor fan and wall heater.



#### **Kitchen**

Matching base and wall units with work surfaces over, stainless steel sink with drainer and mixer tap, built in oven, four ring electric hob with stainless steel extractor fan over, wine rack and double glazed window.



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### Bedroom Two

Built in double wardrobe, electric heater and two double glazed windows.



### Bathroom

Three suite bathroom suite comprising; panelled bath with mixer tap, pedestal hand wash basin with mixer tap and low level WC. Part tiled, extractor fan, heated towel rail and wall heater.



### Externally

Residents parking, bike store and secure entry system.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please Note: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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- Arrange a mortgage
- Select a local solicitor

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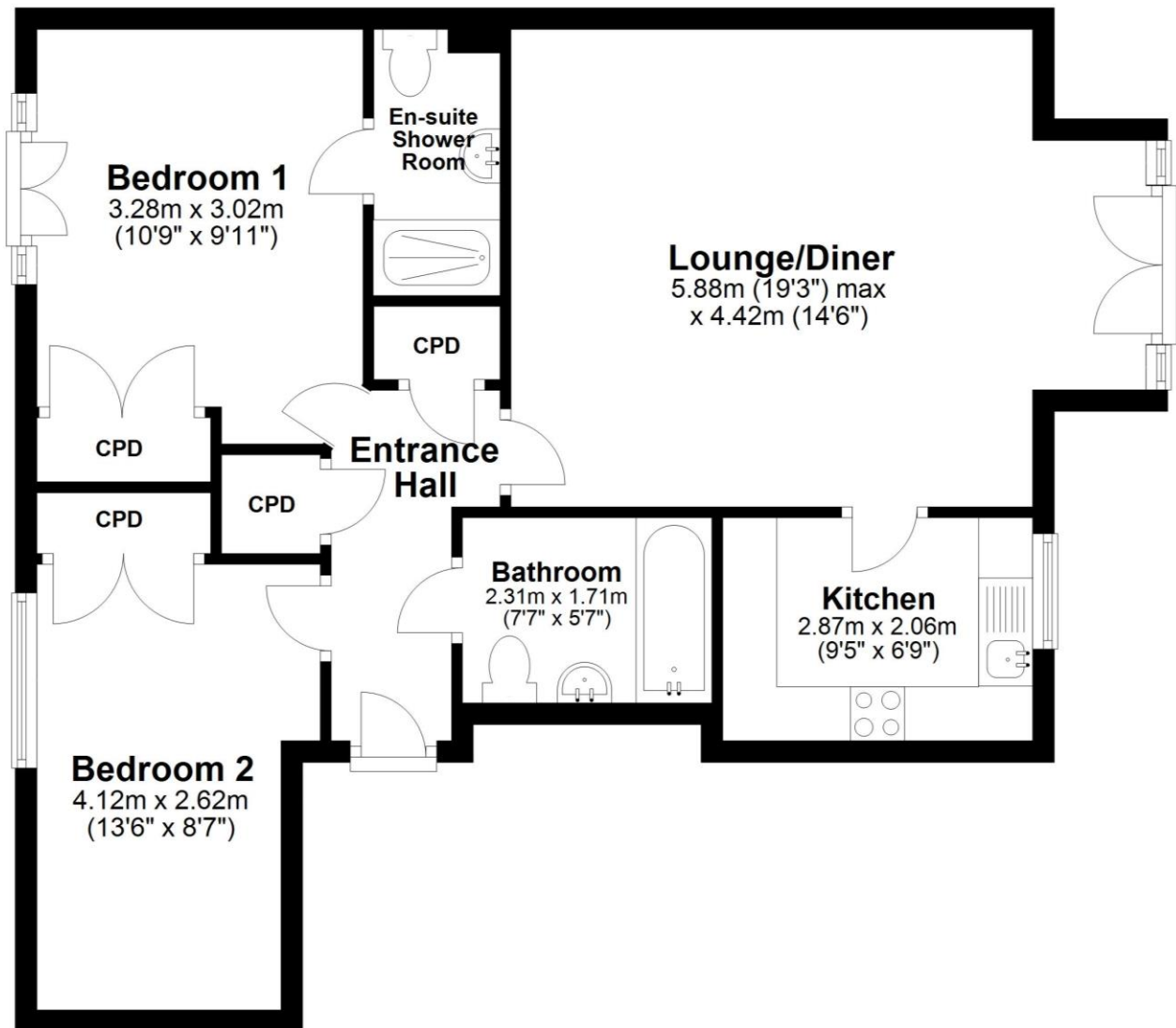
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## First Floor

Approx. 67.8 sq. metres (729.8 sq. feet)



Total area: approx. 67.8 sq. metres (729.8 sq. feet)

The floor plan is for illustrative purposes and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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