

Estate Agents & Chartered Surveyors



**150 BROOKLAND TERRACE NORTH SHIELDS TYNE & WEAR NE29 8EP**



- Two Bedrooms
- Open Plan Living area
- Kitchen



- First Floor
- Bathroom
- Countryside Views

**Offers In Excess Of £79,950**

# 150 BROOKLAND TERRACE NORTH SHIELDS TYNE & WEAR NE29 8EP

\*\*\* IDEAL FOR FIRST TIME BUYERS \*\*\* FANTASTIC LOCATION\*\*\*VIEWS ACROSS THE COUNTRYSIDE \*\*\*

This is a great opportunity for a first time buyer or those wishing to down size to purchase a well appointed first floor flat. The flat briefly comprises; entrance hall, lounge/dining room, galley style kitchen, 2 bedrooms and bathroom/wc. The accommodation has gas central heating and UPVC double glazing. The property benefits from views over the countryside and you can see the Sea! Early viewing is highly recommend to appreciate was this property has to offer.

## ENTRANCE HALL

Double glazed external door and stairs leading to first floor.

## OPEN PLAN LIVING AREA

11'8" x 18'8" (3.56 x 5.71)

Two double glazed windows, laminate flooring and radiator



## KITCHEN

6'10" x 14'11" (2.09 x 4.56)

Range of fitted wall and base units, stainless steel sink with drainer and mixer tap. Electric hob and oven with extractor over. Plumbed for an automatic washing machine.



## BATHROOM

5'4" x 6'3" (1.63 x 1.91)

Suite comprising of bath, with shower attachment from taps. Pedestal hand basin and WC



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## BEDROOM ONE

11'10" x 7'10" (3.61 x 2.39)

Double glazed bay window, sliding door mirrored wardrobe and radiator



## BEDROOM TWO

8'3" x 8'0" (2.54 x 2.45)

Double glazed window and radiator



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## EXTERNAL

To the rear there is a shared rear yard.




## VIEWING ARRANGEMENTS

By appointment with our Whitley Bay office 0191 2522920.

## TENURE

Leasehold. 975 years remaining. Peppercorn rent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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