

SIGNATURE

NORTH EAST

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 River View, North Shields NE30 4AF

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Offers Over £95,000

Signature North East welcomes to the market this tastefully decorated. two bedroom flat, located on the fringe of Tynemouth and North Shields, within walking distance of many amenities and transportation links, as well as Tynemouth Village and the recently rejuvenated North Shields Fish Quay in either direction. This deceptively spacious property has neutral decor throughout and is available for sale with no upper chain.

The property begins with access directly to the entrance hall, with a large storage cupboard, and provides access throughout the accommodation. To the right of the hallway, there is the sizable living room, offering enough floor space to include a dining area, if required. The living room also has a large central window, allowing for an abundance of natural light to fill the room throughout the day. Parallel to the living room is the well presented kitchen, showcasing a range of fitted wall, base and drawer units. This attractive home also encloses two well sized bedrooms, one of which is a double. The second bedroom is currently being used as an office/study but can be converted back to an additional bedroom. To complete this property is the neutrally decorated three piece bathroom.

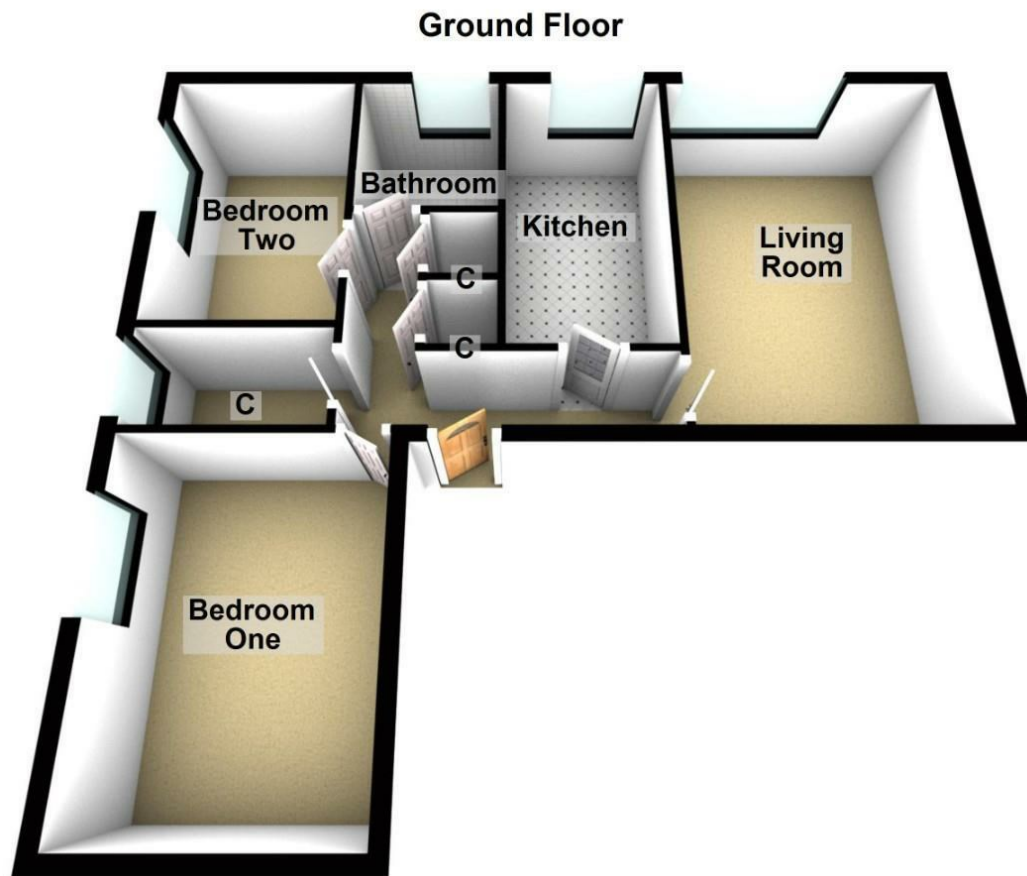
Externally, there is on street parking surrounding the home, with a low maintenance courtyard.

The home is positioned on the fringe between North Shields and Tynemouth, presenting ease of access to both villages and local amenities. The area is surrounded by highly regarded schooling and opposite the property is Northumberland Park. The property is in an ideal location only a short walk to Tynemouth Village and the highly regarded Priory Castle and Seafront.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an ideal of the layout of the property.
Plan produced using PlanUp.

Measurements:

LIVING ROOM
15'7" x 11'4"

KITCHEN
12'4" x 6'5"

BEDROOM ONE
13'4" x 9'8"

BEDROOM TWO
11'4" x 7'4"

BATHROOM
6'2" x 5'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

76

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