

## 12 Chirton West View, North Shields



### Offers around £64,950

Offered with the benefit of NO ONWARD CHAIN is this ground floor flat which would suit FIRST TIME BUYERS or BUY TO LET INVESTORS. The property is situated within the Popular Residential area of North Shields, with LOCAL AMENITIES, TRANSPORT LINKS and the TOWN CENTRE all close by.

The property briefly comprises: lounge, kitchen, two bedrooms and bathroom. Externally there is a shared yard to the rear. Council tax band A, energy rating D and a peppercorn lease for 999 years with 968 years remaining.

To arrange a viewing please call Next2buy on 0191 2953322.

## The Property Comprises



### Entrance Hallway

Upvc double glazed door, gas central heating radiator, storage cupboard

### Lounge

14'3" x 9'11" (4.35m x 3.01m) Upvc double glazed window, gas central heating radiator, electric fire.

### Kitchen

10'5" x 8'11" (3.18m x 2.71m) Upvc double glazed window and door leading to rear yard, fitted with a range of wall and floor units with work surfaces over, sink, electric oven and gas hob, plumbed for washing machine.



### Bedroom 1

18'8" x 12'6" (5.69m x 3.80m) Upvc double glazed window to the front aspect, gas central heating radiator.



**Bedroom 2**

8'2" x 7'6" (2.48m x 2.28m) Upvc double glazed window to the rear aspect, gas central heating radiator.



**Bathroom**

6'3" x 6'0" (1.91m x 1.83m) Upvc double glazed window, gas central heating radiator, toilet, wash hand basin, bath with shower over, part tiled walls.



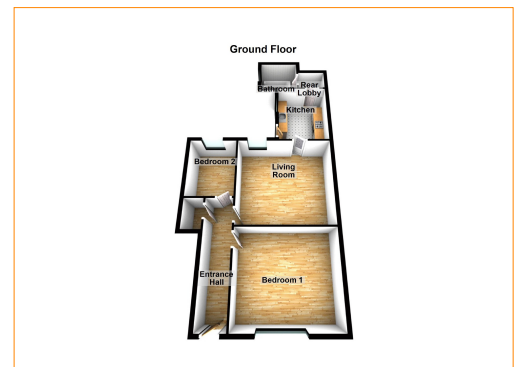
**External**

There is a shared yard to the rear of the property.

**LEASE INFORMATION**

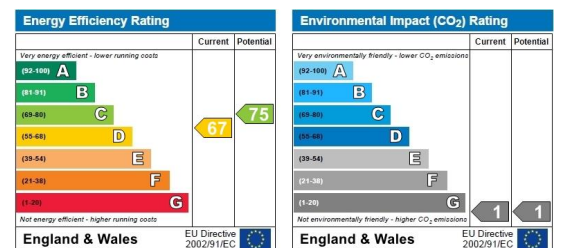
There is a peppercorn lease for the property for 999 years from 17.7.1989 with 968 years remaining.

**FLOOR PLANS**



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

**ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT**



**VIEWING ARRANGEMENTS**

To arrange a viewing, please call 0191 2953322 or e-mail us; [info@next2buy.com](mailto:info@next2buy.com)

**Open Hours;**

Monday 9am - 6pm

Tuesday 9am - 6pm

Wednesday 9am - 6pm

Thursday 9am - 6pm

Friday 9am - 6pm

Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**VIEWING APPOINTMENT**

TIME .....

DAY/DATE .....

VENDORS NAME (S) .....

**QR CODE**

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