



ASKING PRICE

**£155,000**

**Balmoral Gardens**

North Shields, NE29 9BB



Fresh Property Centre welcome to the market this delightful upper flat situated on Balmoral Gardens, North Shields. The property is an excellent opportunity for those seeking a comfortable and modern living space. Boasting two well-proportioned bedrooms, this property is ideal for couples, or individuals looking to downsize.

Upon entering, you are welcomed into a spacious lounge that seamlessly integrates into a dining area, perfect for entertaining guests or enjoying family meals (previously a third bedroom). The modern kitchen is equipped with contemporary fixtures, making it a joy to prepare meals. The flat also features a stylish bathroom, designed with both functionality and aesthetics in mind.

Externally the property has a sunny private rear yard, offering a tranquil outdoor space.

With immediate vacant possession available, this flat is ready for you to move in without delay. Located in the vibrant North Tyneside area, residents will benefit from a variety of local amenities, including shops, parks, access to the coast and local restaurants along with excellent transport links, ensuring easy access to the wider region.

2



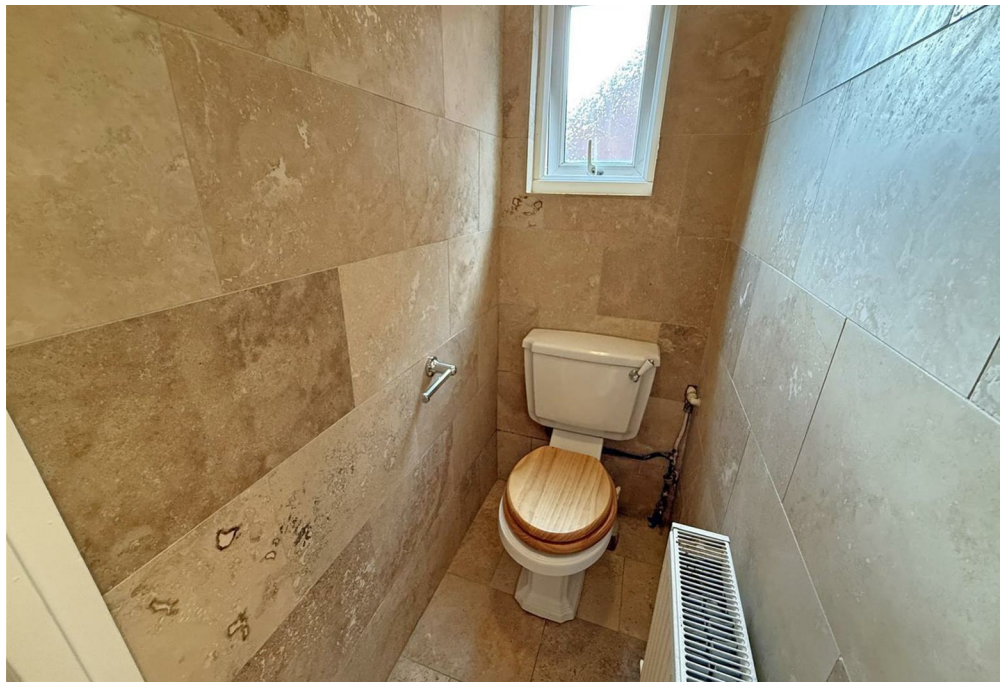
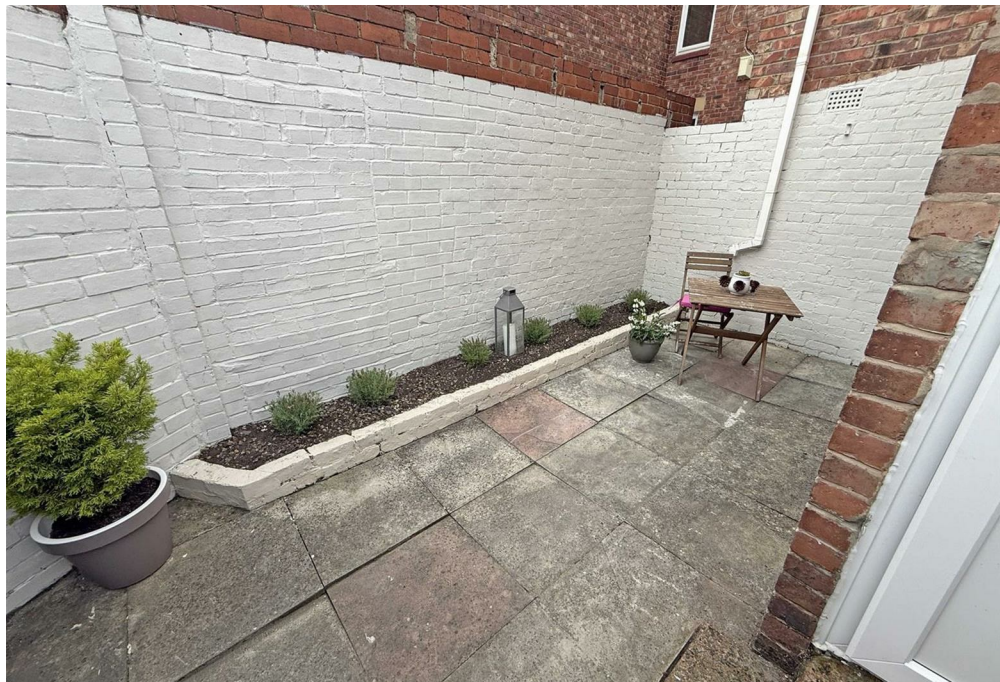
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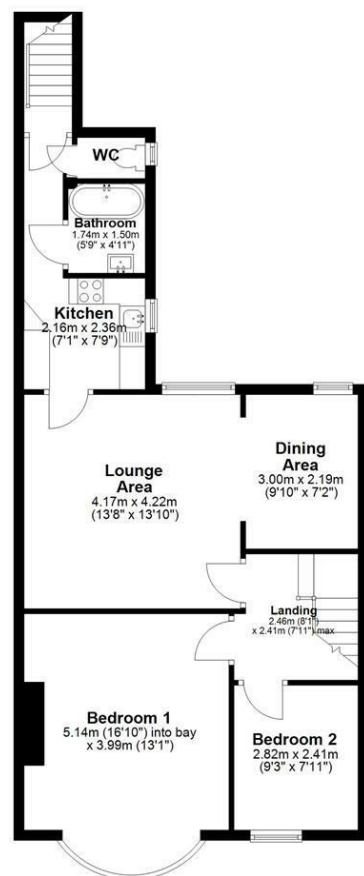
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**First Floor**  
Approx. 69.5 sq. metres (748.6 sq. feet)



Total area: approx. 69.5 sq. metres (748.6 sq. feet)

**LOCAL AUTHORITY**

North tyneside

**TENURE**

Leasehold

**COUNCIL TAX BAND**

A

**VIEWINGS**

By prior appointment only

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>	71	74
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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