



ASKING PRICE

£125,000

Salisbury Avenue

North Shields, NE29 9PF

Fresh Property Centre welcome to the market this ground floor flat located on Salisbury Avenue in Preston Village.

The flat features one reception room, providing a comfortable area for relaxation and entertaining. With two well-proportioned bedrooms, there is ample space for a small family or for those who may wish to create a home office. The bathroom and kitchen are conveniently situated at the rear of the property. Externally there is the benefit of a private yard and a garage.

While the flat is in need of modernisation, this presents a wonderful opportunity for the new owner to personalise the space and add their own style.

Situated in a desirable area of North Shields, this flat benefits from local amenities and transport links, making it a practical choice for everyday living. Whether you are looking to invest or seeking your first home, this property offers a promising foundation to build upon.

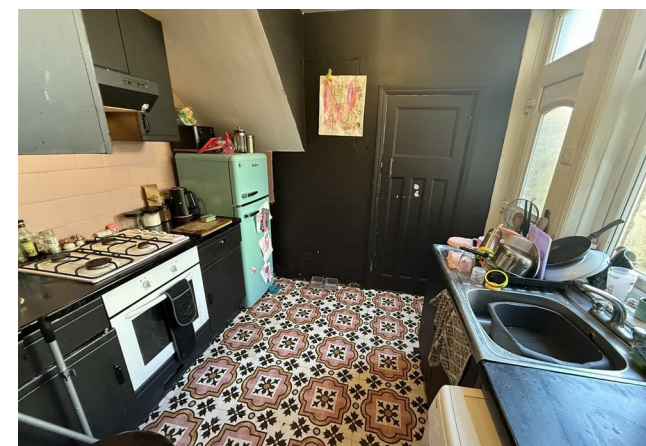
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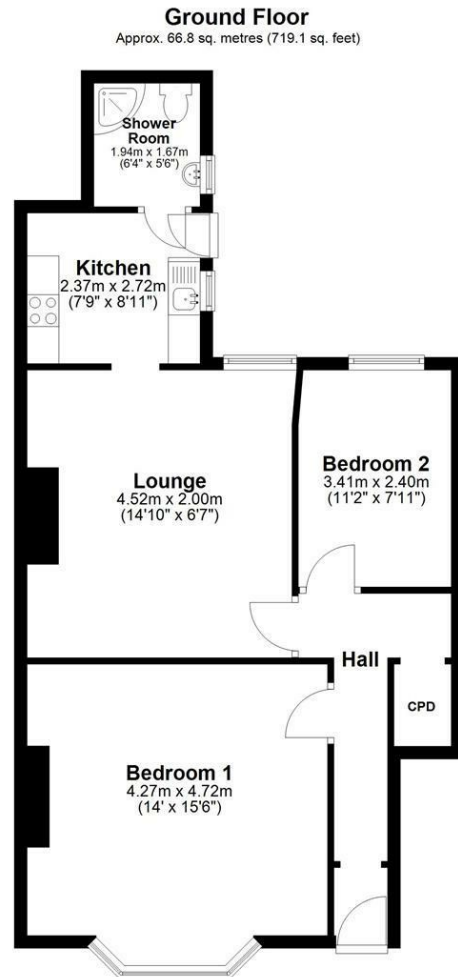
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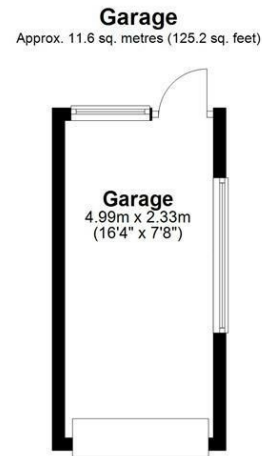
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Total area: approx. 78.4 sq. metres (844.3 sq. feet)



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) 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		
England & Wales	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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