

ASKING PRICE

**£160,000**

**Park Crescent East**

North Shields, NE30 2HQ



Fresh Property Centre welcome to the market this ground floor flat on Park Crescent East, North Shields. This delightful property presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for couples or individuals looking for a peaceful retreat.

Upon entering, you will find a welcoming lounge that offers a perfect space for relaxation and entertaining guests. Adjacent to the lounge is a functional kitchen, which provides ample space for culinary pursuits. The property also features a shower room, designed for convenience and comfort. Extenally there is a yard to the rear.

Situated in a desirable location, this house benefits from easy access to local amenities, parks, and transport links.

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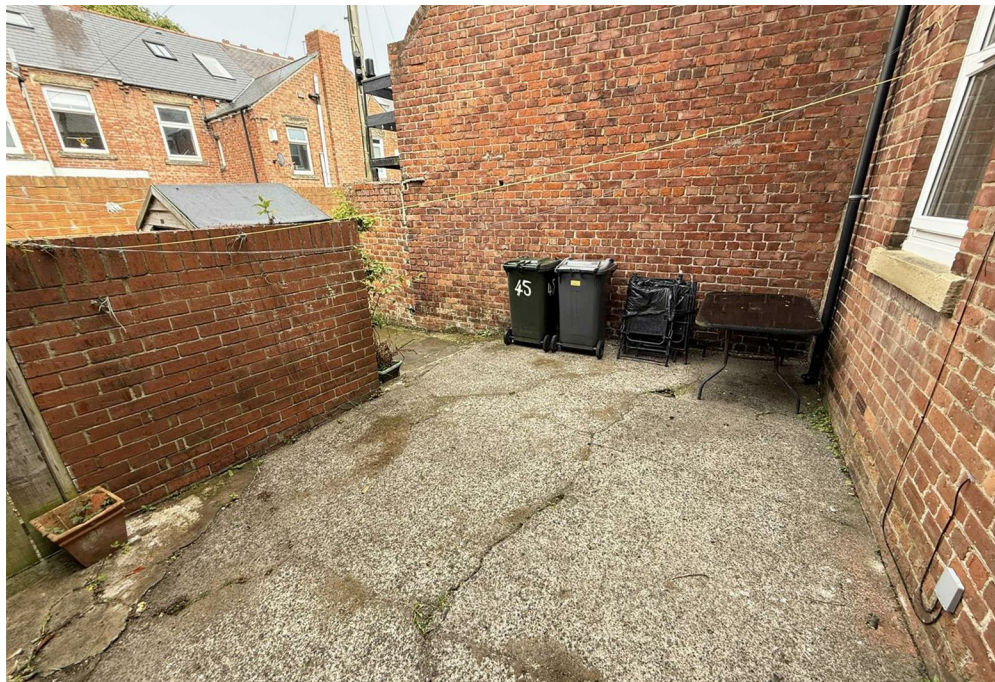
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#### LOCAL AUTHORITY

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>		
(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



#### OFFICE ADDRESS

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#### OFFICE DETAILS

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