



ASKING PRICE

**£159,950**

**Salisbury Avenue**

North Shields, NE29 9PD



Fresh Property Centre welcome to the market, Salisbury Avenue in this charming area of North Shields. This delightful two-bedroom upper flat offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious lounge that seamlessly opens to a dining area, creating an inviting space ideal for both relaxation and entertaining. The warmth of the log burner adds a cosy touch, making it a perfect spot to unwind during the cooler months.

The flat boasts a contemporary kitchen, equipped with modern appliances, ensuring that meal preparation is both efficient and enjoyable. The bathroom has also been thoughtfully designed, providing a stylish and functional space for your daily routines. One of the standout features of this property is the private rear yard, offering a tranquil outdoor space for you to enjoy fresh air and sunshine.

With its convenient location and well-appointed interiors, this upper flat is a fantastic opportunity for those seeking a comfortable home in North Shields. Viewing is essential to fully appreciate all that this property has to offer. Don't miss your chance to make this lovely flat your new home.

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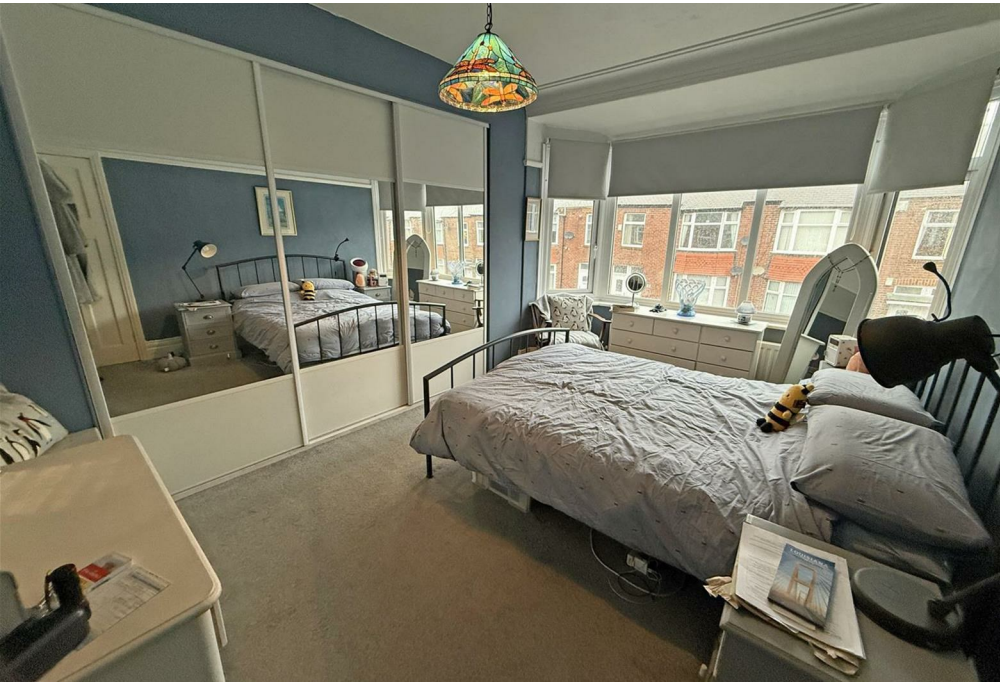
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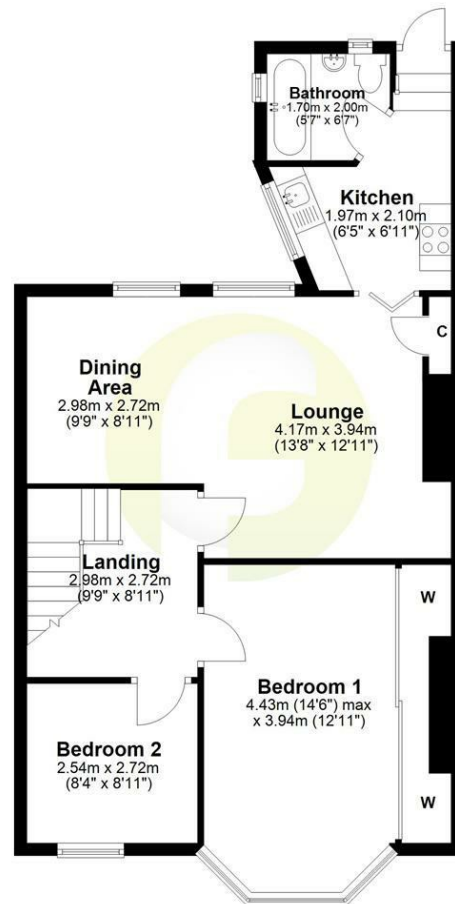






### First Floor

Approx. 69.7 sq. metres (750.2 sq. feet)



Total area: approx. 69.7 sq. metres (750.2 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>		
(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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