



ASKING PRICE

**£155,000**

**Princes Street**

North Shields, NE30 2HZ



Fresh Property Centre welcome to the market this delightful flat situated on Princes Street, North Shields. With two well-proportioned bedrooms, this property is ideal for couples or individuals seeking a peaceful retreat in a vibrant community.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing a warm atmosphere that is both stylish and functional. The flat features a well-appointed kitchen and bathroom, ensuring that your daily routines are met with ease and comfort.

The location of this property is particularly appealing, as it places you within easy reach of local amenities, shops, and transport links, making commuting and daily errands a breeze.

This flat presents an excellent opportunity for those looking for a property that combines modern living with the charm of a traditional neighbourhood.

2



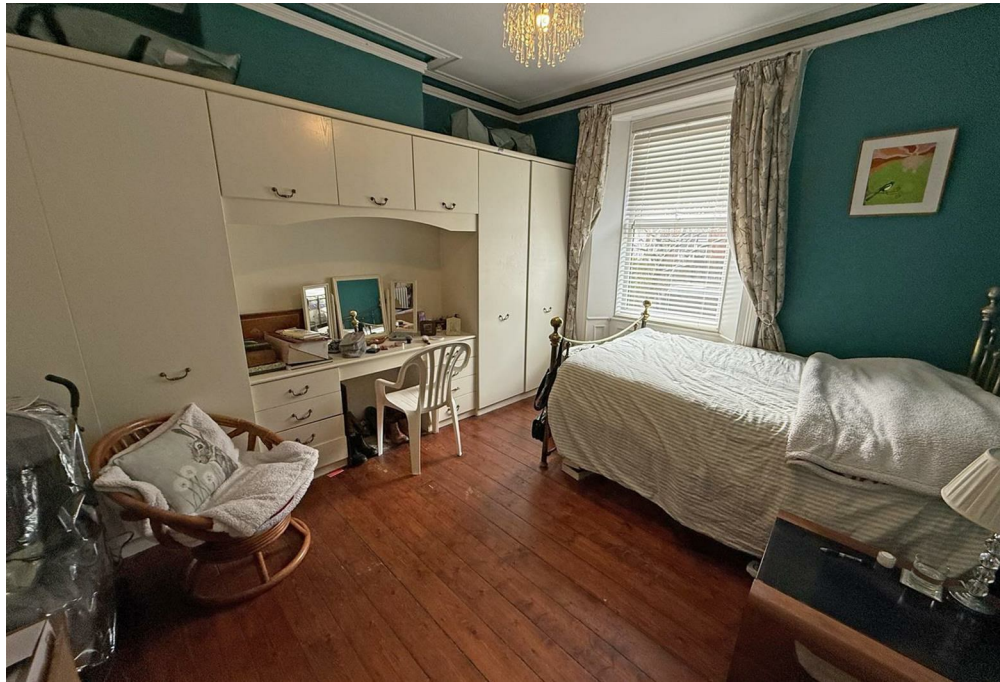
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### Ground Floor

Approx. 66.6 sq. metres (717.3 sq. feet)



Total area: approx. 66.6 sq. metres (717.3 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 |                         |           |
|                                             | 69                      | 74        |
| 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



### OFFICE ADDRESS

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### OFFICE DETAILS

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