



ASKING PRICE

**£92,500**

**Chirton West View**

North Shields, NE29 0EW

Fresh Property Centre present this charming two-bedroom ground floor flat located on Chirton West View in North Shields. This delightful property is perfect for first-time buyers seeking a comfortable and convenient home.

Upon entering, you will find a well-proportioned lounge that offers a warm and inviting space for relaxation and entertainment. The flat has been recently decorated and carpeted, ensuring a fresh and modern feel throughout. The kitchen is functional and provides ample space for meal preparation, while the bathroom caters to all your daily needs.

One of the standout features of this property is its prime location. Situated close to the town centre, you will have easy access to a variety of shops, cafes, and local amenities, making it an ideal choice for those who enjoy the vibrancy of urban living. Additionally, the flat benefits from a front town garden, as well as a yard to the rear.

With no chain involved, this flat is ready for you to move in and make it your own. Don't miss your chance to view this lovely property.

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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) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 71                      | 77        |
| (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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