



ASKING PRICE

**£75,000**

**Peebles Close**

North Shields, NE29 8DN

## Public Notice

Address: 7 Peebles Close, North Shields, Tyne & Wear, NE29 8DN

We are acting in the sale of the above property and have received an offer of £80,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - D

Fresh Property Centre welcome to the market this purpose built two bed ground floor flat on Peebles Close, North Shields. The accommodation comprises; entrance hall, lounge, kitchen, two bedrooms and a bathroom making it ideal for small families, couples or individuals. Externally there is a generous garden to the rear. The property benefits from double glazing and electric heating.

This flat presents an excellent opportunity for those looking to invest in a property with charm and potential in a desirable location.

2



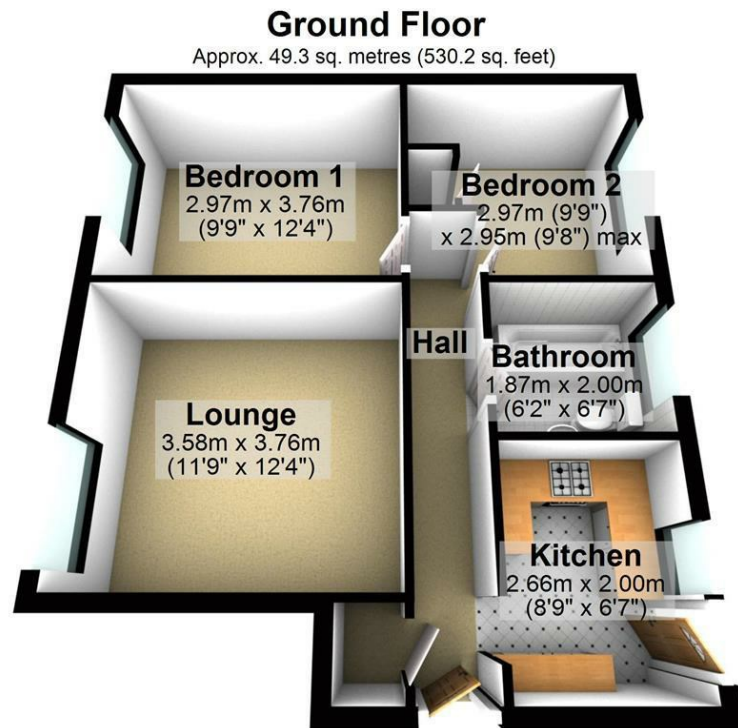
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1







Total area: approx. 61.6 sq. metres (663.1 sq. feet)

**LOCAL AUTHORITY**  
North Tyneside Council

**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>                            |                            | 75        |
| (55-68) <b>D</b>                            | 59                         |           |
| (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<br>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**  
63 Church Way  
North Shields  
Tyne & Wear  
NE29 0AE

**OFFICE DETAILS**  
0191 257 6823  
hello@fresh.property  
www.freshpropertycentre.co.uk