



ASKING PRICE

**£94,950**

**Chirton West View**

North Shields, NE29 0EN



Nestled in the charming area of Chirton West View, North Shields, this well-presented two-bedroom lower flat offers an excellent opportunity for first-time buyers. The property boasts a spacious reception room, perfect for relaxing or entertaining guests. The kitchen is functional and well-equipped, making it a delightful space for culinary pursuits.

The two bedrooms provide ample space for rest and relaxation, while the bathroom is conveniently located to serve both rooms. This flat is not only comfortable but also practical, making it an ideal choice for those looking to step onto the property ladder.

Situated close to the town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities, ensuring that everything you need is just a short stroll away. With its appealing features and prime location, this flat is a wonderful opportunity for anyone seeking a new home in North Shields.

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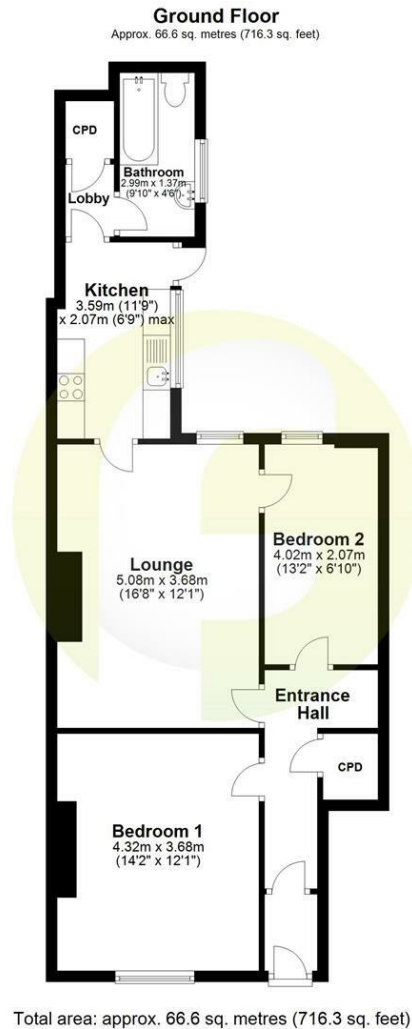
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## LOCAL AUTHORITY

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) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 71                      | 76        |
| (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



## OFFICE ADDRESS

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## OFFICE DETAILS

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