



ASKING PRICE

**£112,000**

**Arran Place**

North Shields, NE29 8DL

Fresh Property Centre welcome to the market, this charming two-bedroom ground floor flat located on Arran Place in North Shields. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those looking to downsize.

As you enter the flat, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. One of the standout features of this property is the lovely conservatory, which allows for an abundance of natural light and provides a serene space to enjoy your morning coffee or unwind after a long day.

The flat boasts two generously sized bedrooms, providing plenty of room for rest and relaxation. Additionally, the spacious rear garden is a wonderful outdoor space, ideal for gardening enthusiasts or for enjoying sunny days with family and friends. With immediate vacant possession, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful flat in a sought-after location. Arrange a viewing today and discover the potential this home has to offer.

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## Ground Floor

Approx. 55.1 sq. metres (593.0 sq. feet)



Total area: approx. 55.1 sq. metres (593.0 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>		<b>75</b>
(55-68) <b>D</b>	<b>65</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



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