



Located on Netherton Grove, North Shields, this purpose-built first-floor flat presents an excellent opportunity for both first-time buyers and savvy investors. The property features a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The flat comprises one well-proportioned bedroom, ideal for a single occupant or a couple seeking a cosy retreat.

The kitchen, while functional, offers potential for modernisation, allowing you to create a space that suits your personal style. The bathroom is conveniently located, providing essential amenities for daily living.

One of the standout features of this property is the side garden, which offers an outdoor space for enjoying fresh air or gardening. With immediate vacant possession, you can move in or begin renovations without delay.

Although the flat requires some updating, it is an ideal investment opportunity. This property is not to be missed. Whether you are looking to make it your home or add to your property portfolio, this flat offers a promising prospect.

EPC Rating: C

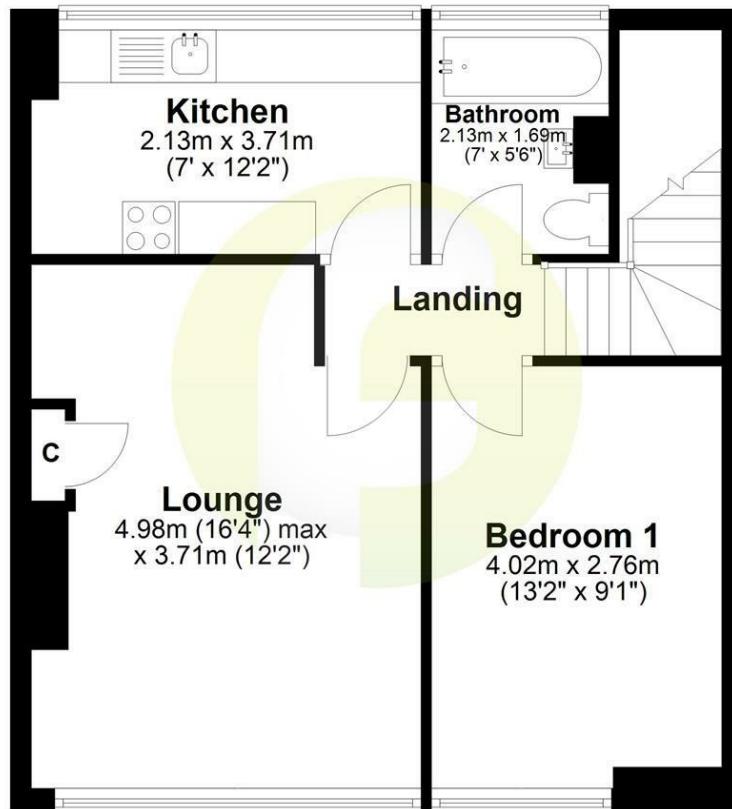
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## First Floor

Approx. 42.2 sq. metres (454.4 sq. feet)



Total area: approx. 42.2 sq. metres (454.4 sq. feet)

### LOCAL AUTHORITY

North tyneside

### TENURE

Leasehold

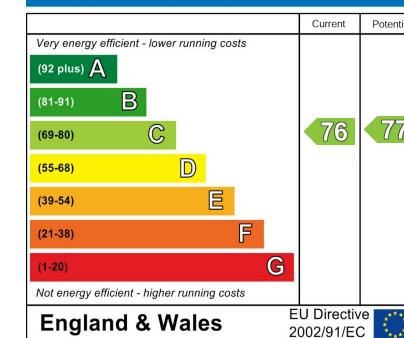
### COUNCIL TAX BAND

A

### VIEWINGS

By prior appointment only

### Energy Efficiency Rating



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