



## 2 bed ground floor flat to buy in

Biddleston Crescent, North Shields, Tyne and Wear, NE29 7JW

# £115,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

## Property features

- ✓ Freehold (South Tyneside Lease)
- ✓ No Upper Chain & Vacant
- ✓ Two bedroom Lower Flat.
- ✓ Front & Rear Garden.
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Well-presented two-bedroom ground floor flat in a convenient North Shields location, close to local amenities, schools and transport links.

The property is freehold with a South Tyneside lease, and is offered with no upper chain and vacant possession, making for a straightforward purchase.

Internally, there is a spacious living room, a well-laid-out kitchen, two good-sized bedrooms, and a clean, modern bathroom. The property has also benefited from recent updates, including a new boiler, roof, and internal improvements.

Ideal for first-time buyers, downsizers or investors, this is a ready-to-move-into home in a popular area.

In summary, this two-bedroom ground floor flat is an exceedingly appealing property with its freehold status and no upper chain. The residence not only offers comfortable living arrangements but also is situated in a convenient location in North Shields. A perfect invitation to a peaceful, hassle-free living; this endearing property has plenty to offer and awaits its new homeowners.

Council Tax Band: A

Tenure: Freehold

Price: £115,000

Property Type: Ground floor flat

USPs: Garden, Chain free

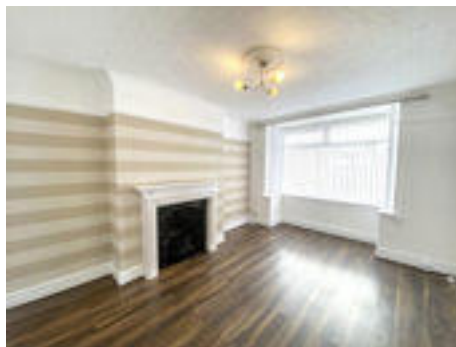
Parking: On Street

Heating: Gas

## Living Room

4.50m x 3.40m (14'9" x 11'1")

Bright and well-proportioned reception room featuring a front-facing window allowing for plenty of natural light. The space includes a central fireplace and offers a practical layout suitable for a range of uses. Finished with durable flooring and neutral walls, creating a clean and versatile living area.



## Kitchen

3.70m x 2.60m (12'1" x 8'6")

Well-appointed kitchen fitted with a range of wall and base units, offering ample worktop space and a practical layout. A rear-facing window provides good natural light, while a door gives direct access to the rear garden.



## Bathroom

3.00m x 1.50m (9'10" x 4'11")

Stylish and well-appointed bathroom featuring a three-piece suite comprising a paneled bath, pedestal wash hand basin and low-level WC. A frosted window allows for natural light while maintaining privacy, and the room is well laid out to provide a functional space.



## Bedroom One.

4.10m x 3.40m (13'5" x 11'1")

A bright and spacious main bedroom positioned to the rear of the property, enjoying a pleasant outlook and good natural light. The room offers comfortable proportions and a practical layout.



## Bedroom Two.

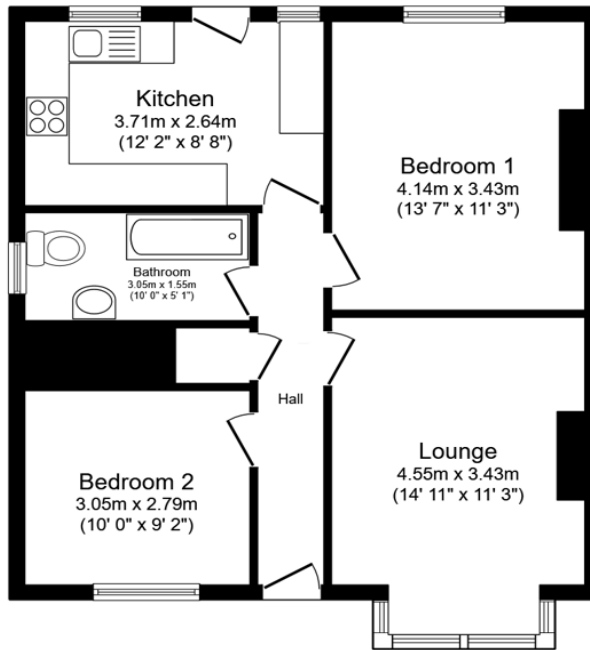
3.00m x 2.80m (9'10" x 9'2")

A well-proportioned second bedroom positioned to the front of the property, benefiting from natural light. The room offers a practical layout, ideal for use as a bedroom, home office or guest room.




## External Rear.





Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   | 72      | 75  |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

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