

# 2 bedroom flat for sale, Ann Street, Shiremoor, Newcastle Upon Tyne NE27 (51,950 G



Location **North, Northumberland**  
<https://www.freeadsz.co.uk/x-167155-z>

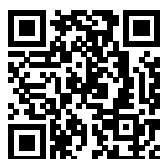
\*\*\*CHAIN FREE PROPERTY...INVESTMENT OPPORTUNITY...GOOD RENTAL AREA\*\*\* This first floor flat is generous in size and will appeal to investment buyers and those looking for their first home. Accommodation briefly comprises rear hallway, bathroom/WC, kitchen, lounge/dining room and two double bedrooms. Externally there is a shared yard. PLEASE NOTE THE MAIN ACCESS TO THIS FLAT IS DOWN THE BACK LANE AND VIA THE REAR ENTRANCE. THERE IS NO DOOR TO THE FRONT STREET. EPC grade D. A full copy of the EPC is available upon request. Location Shiremoor is a large village in North Tyneside. It is located approximately 3.5 miles inland of Whitley Bay and approximately 3 miles north of The Tyne Tunnel/A19. Local schools, health centre and retail outlets are available. Metro station and bus service available. Our View A great opportunity for buyers to purchase a property in a central location with two double bedrooms and spacious lounge/dining room. The property has double glazing, gas heating and is offered for sale with vacant possession. Entrance Rear Hall 3' 1" x 5' 1" (.94m x 1.55m) Bathroom / WC 6' 1" x 5' 0" (1.85m x 1.52m) Kitchen 9' 4" x 9' 5" (2.84m x 2.87m) Lounge / Dining Room 16' 11" x 14' 3" (5.16m x 4.34m) Bedroom 13' 2" x 7' 9" (4.01m x 2.36m) Bedroom 7' 3" x 13' 2" (2.21m x 4.01m) External Shared Yard IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller!

0191 622 0023



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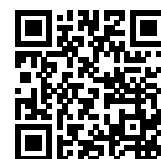
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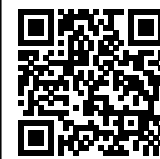
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