



## 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

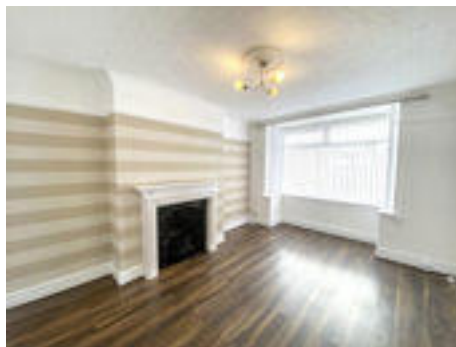
Parking: On Street

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.

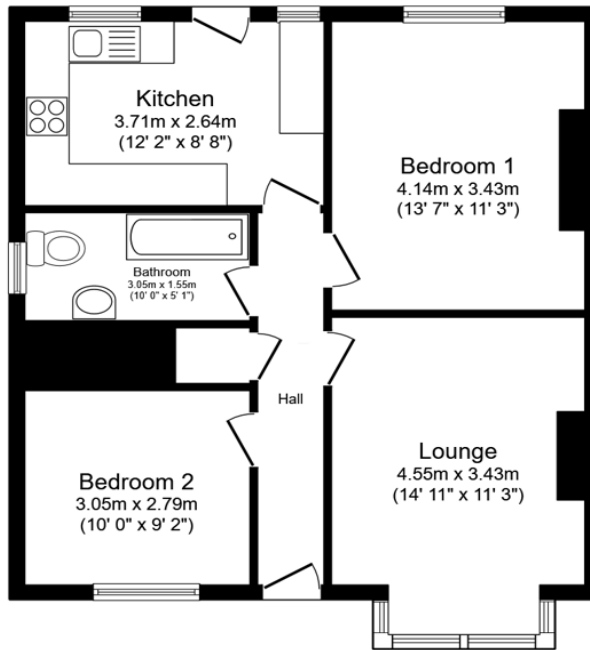
3.00m x 2.80m (9'10" x 9'2")

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

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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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