



Salisbury Avenue

North Shields

A beautifully presented, 1930's lower flat located in the highly sought after Preston Village. Close to local bus routes, shops, schools and approximately a 15, minute walk to Tynemouth Village. The flat is available with no onward chain and showcases a light and airy hallway, lounge with feature fireplace, gorgeous, stylish breakfasting kitchen with integrated appliances, two double bedrooms, the principle, bedroom with feature bay window, luxurious, four piece re-fitted bathroom with forest waterfall shower. Private rear yard with delightful sunny aspect. Gas radiator central heating system, double glazing, no onward chain.

£155,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk



Salisbury Avenue

North Shields

Entrance Door to:

ENTRANCE VESTIBULE: door to:

ENTRANCE HALLWAY: large under-stair cupboard, wood effect flooring, radiator, dado rail, door to:

LOUNGE: (rear): 12'7 x 14'0, (3.84m x 4.27m), with measurements into alcoves, double glazed window, storage cupboard into alcove, gorgeous feature fireplace with recess and wood burning stove fire, (chimney requires lining for use), wood effect flooring, radiator, door to:



BREAKFASTING KITCHEN: (rear): 12'6 x 9'9, (3.81m x 2.97m), a fabulous, stylish kitchen, incorporating a range of white, shaker style base, wall and drawer units, wood worktops, breakfast bar, integrated electric oven, gas hob, stainless steel hood, recess for fridge freezer, plumbed for automatic washing machine, brick effect tiling, combination boiler, wood effect flooring, double glazed window, radiator, double glazed door out to the patio yard, door to:



BATHROOM: a luxurious, re-fitted bathroom, showcasing, bath with chrome shower and additional forest waterfall spray, pedestal washbasin, low level w.c. with push button cistern, chrome ladder radiator, panelled ceiling, two double glazed windows, fully tiled walls and floor

BEDROOM ONE: (front): 15'1 x 14'9, (4.59m x 4.50m), with measurements into alcoves and double-glazed bay window. A wonderful, light and airy room with wood flooring, radiator

BEDROOM TWO: (rear): 9'3 x 8'9, (2.82m x 2.87m), radiator, double glazed window, wood flooring

EXTERNALLY: a delightful, enclosed rear patio garden with sunny aspect, log store, outside tap, fencing and gate providing access for bins and to rear lane.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 999 years from 25.05.2012

COUNCIL TAX BAND: A

EPC RATING: C

WB2621.AI.DB.26.03.2025 V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

