Kirton Park Terrace | North Shields | NE30 2BP

£90,000

Disclaimer1: Following acceptance of an offer, the property will remain on the open market up to the point at which binding contracts for the sale of the Property have been exchanged.
Disclaimer2: The property is sold as seen, services and appliances have not and will not be tested.

Please Note: We understand approximately 49 years remain on the lease. Due to the remaining lease length, the property is being marketed to cash purchasers only.Set within the attractive period surroundings of Kirton Park Terrace, A substantial one-bedroom ground floor flat where the scale of the rooms immediately sets it apart. The generous bay-fronted living room is a real feature, combining high ceilings and decorative cornicing with excellent proportions, while the separate kitchen offers plenty of workspace and direct access to the rear yard. A spacious double bedroom, bathroom and useful entrance hall with under-stairs storage complete the accommodation. Kirton Park Terrace is conveniently placed for North Shields town centre, Metro connections, local shops and amenities, with the wider coastline and Tynemouth also within easy reach.

Agents Note: Please note we have limited information regarding this property.

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One Bedroom Ground Floor Flat

Tynemouth Longsands Beach & Northumberland Park Nearby

Investment Opportunity

Cash Buyers

Good Transport Links

Sought After Residential Area

Close to Shops, Café's Bars and Restaurants

Chain Free

For any more information regarding the property please contact us today

HALLWAY: A useful entrance hall with exposed timber floorboards, radiator, under-stairs storage cupboard, door to:

LIVING ROOM: 15'8" x 15'3" (4.79m x 4.64m) A particularly generous front reception room with a large bay window, decorative ceiling cornicing, radiator, carpeted flooring, and a recessed fireplace.

KITCHEN: 13'10" x 10'0" (4.21m x 3.04m) Fitted with a range of wall and base units with contrasting work surfaces, sink and drainer, gas hob, built-in electric oven and cooker hood. Tiled splashbacks, radiator, wall-mounted boiler and space/plumbing for appliances. A glazed rear door and surrounding glazed panels provide access to the rear yard.

BATHROOM: 5'9" x 10'0" (1.76m x 3.04m) Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash basin and WC. Part-tiled walls, radiator.

BEDROOM: 9'11" x 12'11" (3.03m x 3.93m) A well-proportioned double bedroom with rear-facing window, radiator, carpeted flooring, decorative cornicing.

EXTERNALLY: To the rear is a shared yard area, accessed directly from the kitchen. The yard includes a raised timber decked section together with an additional low-maintenance surface and gated access.

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AWAITING FLOORPLAN

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: On Street

Disclaimer: All services/appliances have not and will not be tested".
Agents Note: We have limited information about the property.

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.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

TENURE: Leasehold 99 years from 01/07/1976 49 years remaining. Ground rent is £15 per annum

COUNCIL TAX BAND: A

EPC RATING: D

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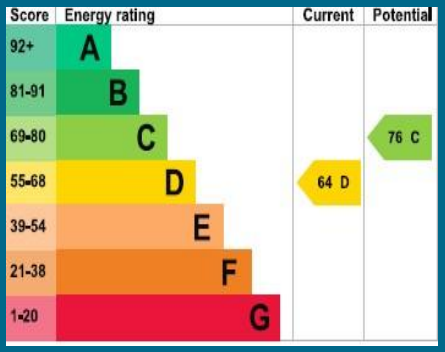

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity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

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 as any authority to make or give any representation or warranty whatever in relation to this property.

The Property Ombudsman

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