



## 2 bed lower flat to buy in NE29

Brookland Terrace, New York, North Shields, Tyne and Wear, NE29 8DS

# £95,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

## Property features

- ✓ Ground floor
- ✓ Rear garden
- ✓ Popular Location
- ✓ Two Bedrooms
- ✓ EPC Rating D

On Street parking

Garden

## Key Information

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

## Description

Charming 2-Bedroom Ground Floor Semi-Detached Flat with Garden and Conservatory

Located in a highly sought-after area, this well-presented ground floor semi-detached flat offers a perfect blend of comfort, convenience, and lifestyle. Boasting two generously sized bedrooms, a bright conservatory, and a private rear garden, this property is ideal for first-time buyers, downsizers, or investors alike.

The home is ideally situated just minutes from the Silverlink Retail Park and Cobalt Business Park, making it an excellent choice for professionals seeking easy access to work, shopping, and amenities.

Don't miss the opportunity to own a property in this popular and well-connected location. Early viewing is highly recommended.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 995

Price: £95,000

Property Type: Lower Flat

USPs: Garden

Parking: On Street

Heating: Gas

## Lounge

4.32m x 3.57m (14'2" x 11'8")

Light and airy lounge with patio doors to the conservatory, laminate flooring and central heating radiator.



## Main bedroom

3.30m x 4.20m (10'9" x 13'9")

Main Bedroom with double glazed window to the front and central heating radiator.



## Kitchen

Fitted wall and base units, work surface, tiled splash back, stainless steel sink, oven and hob with extractor over.



## Bathroom

Double glazed window, low level W.C, hand basin and panelled bath with shower over.



## Bedroom Two

2.10m x 3.60m (6'10" x 11'9")

Double glazed window and central heating radiator.



## Conservatory



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## Garden





Floor Plan

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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>		74
(55-68) <b>D</b>	68	
(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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