



Rutland Place

North Shields, NE29 0QT

Fresh Property Centre are pleased to welcome to the market this ground floor flat on Rutland Place, North Shields. The accommodation comprises; entrance hall, lounge, modern kitchen, two bedrooms and a shower room/WC. Externally there is a pebbled garden to the front and a generous well maintained garden to the rear. The property benefits from double glazing and gas central heating. Lovingly updated by the current owner, viewing is recommended.



Asking Price £109,950



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Entrance Hall

Via composite door, wall lights, laminate flooring and radiator.

Lounge

Wall lights, laminate flooring, radiator and double glazed window.



Kitchen

Modern matching base and wall units with work surfaces over, stainless steel sink with drainer and mixer tap, built in oven, four ring gas hob with extractor fan over, integrated fridge, integrated freezer and integrated washing machine. Combi boiler, double glazed door to rear and double glazed window.



Bedroom One

Radiator and double glazed bay window.



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Bedroom Two

Built in wardrobe, radiator and double glazed window.



Shower Room

Low level WC, double shower and pedestal hand wash basin. Heated towel rail, spot lighting and extractor fan.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please Note: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

External

Front

Pebbled garden, path to front door.

Rear Garden

Patio area, lawned area with shrubs and decking area.



Agents Note

The owners solicitors have informed Fresh Property Centre that a new North Tyneside lease (999 years) is in the process of being drawn up.

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- Arrange a mortgage
- Select a local solicitor

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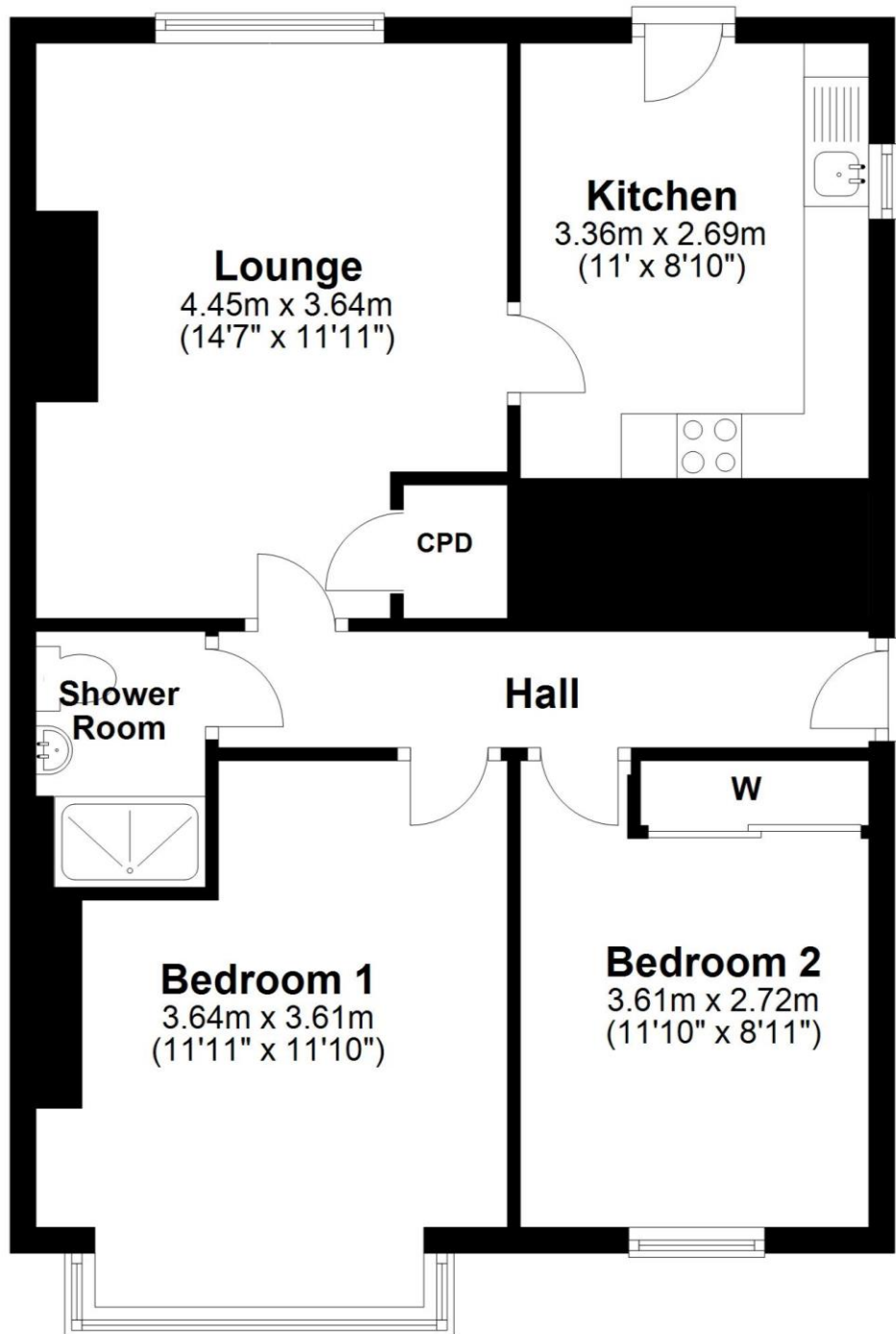
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Ground Floor

Approx. 59.7 sq. metres (643.0 sq. feet)



Total area: approx. 59.7 sq. metres (643.0 sq. feet)

The floor plan is for illustrative purposes and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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