

1A Main Street, Ponteland,  
Newcastle Upon Tyne, NE20 9NH

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Trading Places



## Illingworth House, North Shields - £22,500

- Investment Opportunity
- Immaculate Condition
- Garden Area off Lounge
- Ground Floor Studio Flat
- Modern Kitchen And Bathroom
- Car Parking



Whitley Bay Tel: 0191 251 1189



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## Illingworth House, North Shields

INVESTMENT OPPORTUNITY Trading Place welcome to the market for sale a perfect investment opportunity of a ground floor studio apartment located in North Shields on St Johns Green. Ideal for investors looking for a rental investment or first time buyers. The property is located close to local shopping facilities, amenities and within walking distance to transport links and metro links as Percy Main being the closest metro station for commuting into North Shields town, other coastal towns and Newcastle. The property is situated in a block and has off street parking as well as benefiting from double glazing, gas central heating and briefly comprising of:- Communal entrance with security entrance system, hallway, lounge/bedroom, fitted kitchen and a bathroom wc. Externally there is a small garden area with shrubs and lawn accessed from the lounge via patio doors, and there is a communal car park which provides off street parking. Please call our branch on 0191-2511189 to arrange a viewing. EPC Rating D.

### Entrance Hallway

Double glazed panel door, built in storage cupboard, security entrance phone.

### Lounge/bedroom 13' x 15'6 (3.96m x 4.72m)

Double glazed patio doors to rear giving access to rear garden area, double glazed window to rear, electric storage heater.

### Kitchen 7'10 x 6'3 (2.39m x 1.91m)

Fitted with a range of white modern wall and base units, roll top work surfaces, single sink and drainer, built in electric oven, electric hob with extractor over, tiled splash backs, double glazed window to the rear, electric heater.

### Bathroom

Three piece white suite comprising of:- panelled bath, pedestal wash hand basin, low level wc, double glazed frosted window to the rear, electric heater, tiled walls.

### External

Small walled garden area to the rear with shrubs and lawn.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



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