SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Brandling Court

HACKWORTH WAY, NORTH SHIELDS, NE29 6WT

OFFERS OVER

£120,000

2 BEDROOMS · 2 BATHROOMS · 1 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Brandling Court, Hackworth Way

OFFERS OVER £120,000 · LEASEHOLD

Signature North East is delighted to welcome this well-presented two-bedroom first-floor flat to the market, situated in the popular area of North Shields. Branding Court enjoys a fantastic location with access to a wide range of modern amenities. Excellent public transport links, including nearby bus routes and Metro services, provide easy commutes to Newcastle and the surrounding areas, while the A19 and A1058 are both within easy reach. Families and professionals alike will appreciate the reputable local schools, parks and green spaces, making this a convenient and welcoming place to call home. The property also benefits from a new water tank, complete with full service history, and all new electric radiators, both installed in 2021.

Upon entering the property, you are welcomed into a central hallway featuring two useful storage cupboards. From here, you are led into the living room, offering ample room for a variety of furnishings and enhanced by a Juliette balcony that allows plenty of natural light to flow through. The living room seamlessly connects to the stylish kitchen, fitted with a range of wall and base units, along with integrated appliances including an oven and hob.

Continuing through the property, you will find two bedrooms, both comfortably accommodating a double bed alongside additional furnishings. Bedroom one benefits from a Juliette balcony, a built-in storage cupboard and a private en-suite comprising a shower, hand basin and W.C. Bedroom two also features a built-in storage cupboard. Completing the internal accommodation is the family bathroom, fitted with a bathtub, separate shower, hand basin and W.C.

Externally, the property benefits from one allocated parking space, along with two parking permits, providing convenient off-street parking for residents and visitors alike.





KEY FEATURES

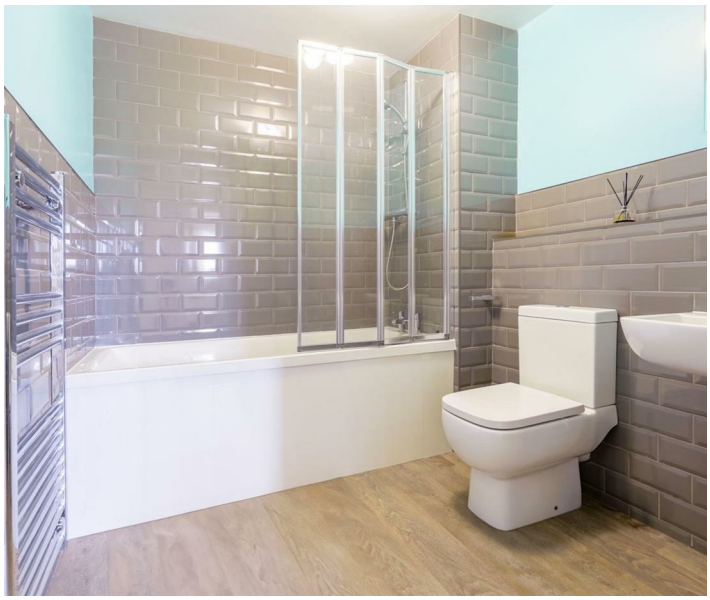
- Well-presented two-bedroom first-floor flat situated in popular area of North Shields
- Living room with Juliette balcony
- Two double bedrooms - bedroom one benefitting from Juliette balcony, built in storage & en-suite
- Bathroom featuring bath with overhead shower, hand basin & W.C
- Benefits from new water tank with full service history & all new electric radiators - both installed around 2021
- Property benefits from two parking permits & allocated parking

- Council Tax Band B
- EPC Rating C







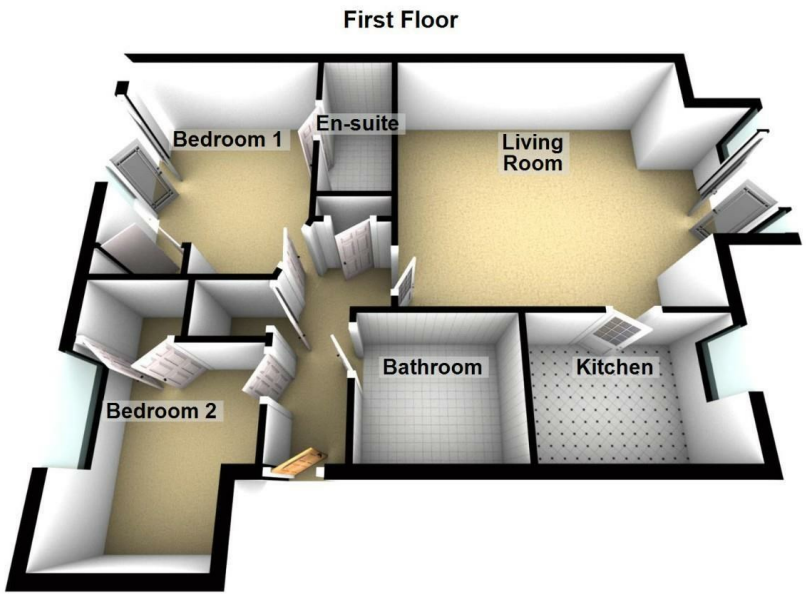


ACCOMMODATION

Room Dimensions

Living Room	5.73 x 4.45 (18'9" x 14'7")
Kitchen	2.93 x 2.08 (9'7" x 6'9")
Bedroom One	3.34 x 3.16 (10'11" x 10'4")
En Suite	2.54 x 1.16 (8'3" x 3'9")
Bedroom Two	2.92 x 2.67 (9'6" x 8'9")
Bathroom	2.3 x 2.08 (7'6" x 6'9")

FLOOR PLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

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