



To buy

## 2 bed lower flat to buy in NE29

Osborne Gardens, north shields, North Shields, Tyne and Wear, NE29 9AT

# £180,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ Popular Location
- ✓ Garage
- ✓ Garden Front and rear
- ✓ Two Bedrooms
- ✓ EPC Rating C

## Key Information

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

## Description

A well-presented two-bedroom ground floor flat situated in a popular Preston Village. This light and airy property offers spacious accommodation throughout and is ideal for first-time buyers

The property benefits from both front and rear gardens, providing excellent outdoor space for relaxing and entertaining, together with the added advantage of a garage. Conveniently located close to local amenities, transport links, and schools, this attractive home combines comfort, practicality, and excellent potential

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 966

Price: Offers in Excess Of £180,000

Property Type: Lower Flat

Parking: Garage, On Street

Heating: Gas

## Lounge

Light and airy lounge with bay window to the front,



## Main bedroom

Stunning Stripped wooden floor, fitted wardrobes and window overlooking the garden.



## Bedroom Two

Second bedroom with double glazed window and central heating radiator.



## Kitchen

Fitted wall and base units, work surface, bespoke shelving, stainless steel sink with mixer tap, oven and induction hob



## Bathroom

Tiled walls, heated towel rail, vanity hand basin and panelled bath with shower over.




## Garden

Rear garden with access to the garage





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>	73	76
(55-68) <b>D</b>		
(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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Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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