





2



1



2

- **Excellent Location**
- **Two Bedrooms**
- **Situated in Shiremoor**
- **Viewing Recommended**
- **Council Tax Band *B***
- **First Floor Apartment**
- **Unfurnished Basis**
- **Communal Parking**
- **Available NOW**
- **Call For More Information**





Well presented two bedroom first floor apartment available NOW, and offered unfurnished in Earsdon View

This spacious, two bedroom first floor apartment is available to let on an unfurnished basis and close to many local amenities such as shops, bars and restaurants. With prime travel links such as the Metro service and local bus routes just a short walk away, the property is in an ideal location.

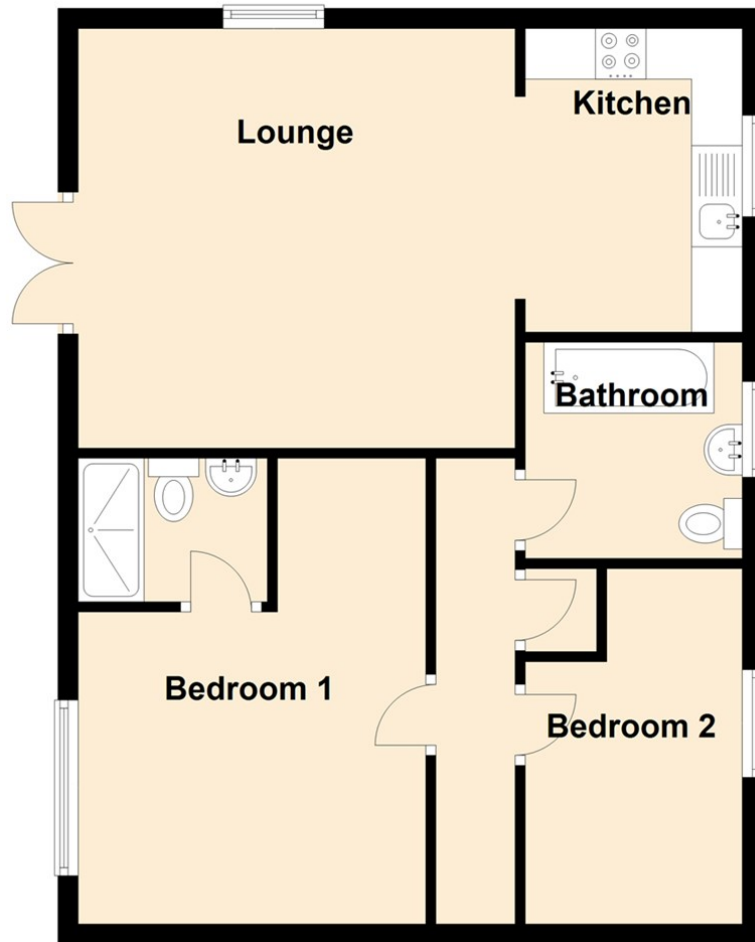
Briefly comprising:- bright and airy open plan lounge with French doors to Juliet balcony and open plan to a compact kitchen with fitted wall & floor units, three piece bathroom and two bedrooms; the main with an en-suite shower room.

Early viewings come highly recommended. To book yours or for more information please call our team on 0191 257 2000.

Council Tax Band *B*.



Ground Floor



Lounge 13'6" x 14'2" (4.14 x 4.32)

Kitchen 9'10" x 7'0" (3.00 x 2.14)

Bedroom One 10'1" x 11'3" (3.08 x 3.43)

Bedroom Two 11'6" x 7'0" (3.51 x 2.14)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

The difference between house and home

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