



## 67 Brownlow Road

South Shields, NE34 0QT

Offers Around £80,000



Looking for your first home with that bit extra space? This deceptively large First Floor Flat would be ideal for a first home or even for the investor portfolio, configured to offer a large lounge arched to a dining room, two bedrooms, the main with a bay window and having a large fitted kitchen and bathroom with shower over the bath. Double glazed, gas centrally heated, importantly re roofed and with a separate rear yard, good long leasehold title and No Onward Chain. we can highly recommend viewing this lovely solid proposition.





Entrance hall

Via a composite front door with stairs to the first floor landing which has an oak and glass balustrade and a radiator. From the landing there is loft access via a hatch and ladder

Living room 15'2" x 12'11" (4.63 x 3.95)

To the rear of the home and with a column radiator and an arch to the dining room

Dining room 11'6" x 7'10" (3.51 x 2.41)

Column radiator.

Kitchen 9'6" x 7'1" (2.90 x 2.18)

Fitted with a range of wall and base units with contrasting work surfaces housing a sink, electric hob with filter hood over, eye level oven, central heating boiler and access to the rear stairs down, laminate floor

Lobby

Plumbed for a washer

Bathroom

Shower bath with a mixer shower over, wash basin and WC in vanity units, clad walls and a tall vanity unit, clad ceiling and spot lights, column radiator

Bedroom 1

Bay window, coving and a column radiator

Bedroom 2

Column radiator

External

Separate rear yard with new rear fence and gate.

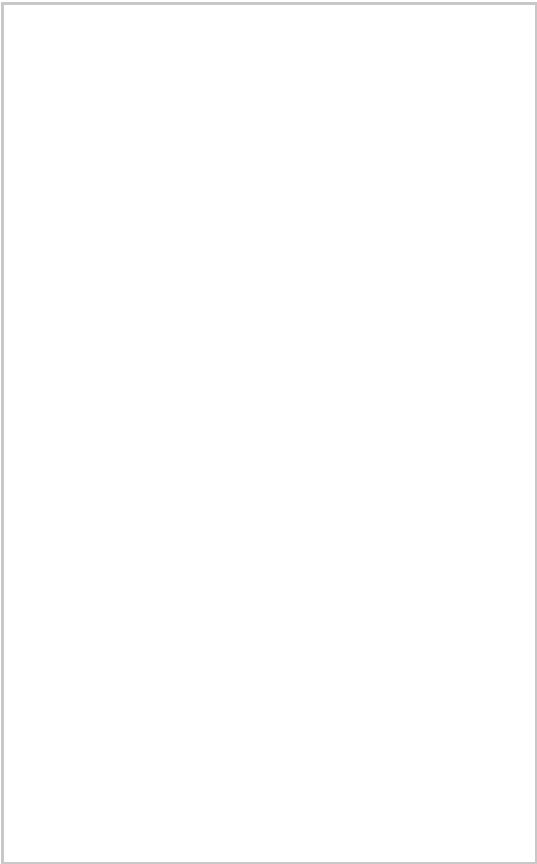
Note

Long Leasehold Title 999 years from June 1902. Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 4 Mbps, Superfast 40 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage Vodafone likely, O2, Three and EE limited.

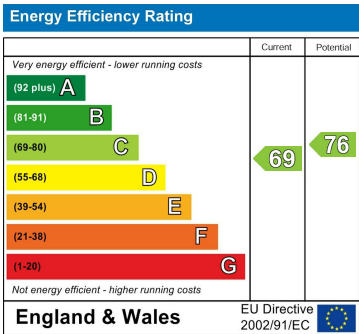
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.