



## 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.

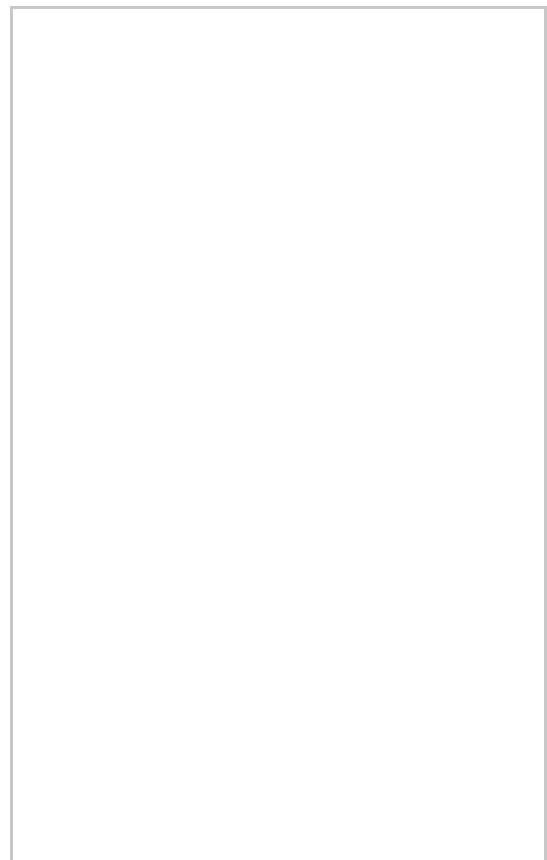
## Note

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.

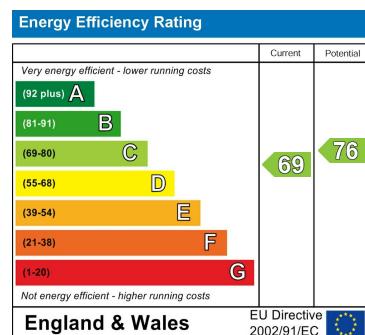
## Area Map



## Floor Plans



## Energy Efficiency Graph



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