# Colin Liley ESTATE AGENTS



### 19 Hyde Street

South Shields, NE33 3LR

£79,950









A superb Two Bedroom Ground Floor Flat presented to a high standard with some fresh neutral decor, situated close to the town centre. The property has a lovely fitted kitchen and a modern four piece bathroom suite with bath and separate shower, offers two good sized bedrooms, a lounge with electric fire and a rear yard area. Offered ready to move into and with no onward chain, this would be great for either a first time buyer or investor portfolio in this good central location.



#### **Entrance hall**

Via composite front door, built in cupboard and radiator

#### Lounge 15'11" x 10'8" (4.87 x 3.27)

Wall hung electric remote controlled fire, radiator

#### Kitchen 12'4" x 7'1" (3.78 x 2.18)

A good sized kitchen fitted with wall, base units and worktops, housing a sink unit, gas hob, electric oven with extractor hood over, tiled splash backs and radiator

#### Bathroom 8'0" x 7'10" (2.45 x 2.40)

Four piece suite of bath with mixer shower tap, wash basin, WC, separate shower enclosure with mains feed shower, some wall and floor tiling, radiator

#### Bedroom 1 14'7" x 11'10" (4.45 x 3.63)

Bay window and radiator

#### Bedroom 2 12'11" x 7'11" (3.95 x 2.42)

Radiator

#### **External**

Rear yard area with tap and rights of access over the upper flats yard to the rear lane.

#### **Note**

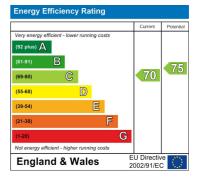
Leasehold Title 125 years from 1983. 82 years remain at a ground rent of £10 per annum. Council Tax band A, Mains Services Connected, Flood Risk Very Low. Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited

#### Area Map



#### Floor Plans

## Energy Efficiency Graph



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