Colin Lilley
ESTATE AGENTS



73 Salmon Street

South Shields, NE33 2HE

Offers Around £69,950

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A very pleasant and deceptively spacious One Bedroom Ground Floor Flat situated in the Lawe Top area of town and super handy for shops, schools, the wonderful coastline and parks. The property has gas central heating, double glazing and has been freshly painted through with accommodation briefly comprising of lounge, kitchen diner, bedroom, en suite bathroom and separate WC. Externally there is right of access over the yard to the rear lane. Offered with No Onward Chain, this is an ideal first time buy, for those downsizing and looking for a convenient base or would make a great rental/Airbnb







Entrance Hall
Laminate flooring, radiator

Cloakroom/ WC
Laminate flooring, low level WC, wash basin and a radiator.

Lounge 16'9" x 10'11" (5.10 x 3.32)
Bay window to front, laminate flooring and a radiator

Kitchen diner 15'9" x 8'1" (4.81 x 2.46)
Fitted with a range of base, wall and drawer units with contrasting work surfaces, incorporating 1½ bowl stainless steel sink unit, 4 ring gas hob and electric oven, filter hood above. Plumbed for washing machine, Baxi central heating boiler (approx 2 years old) laminate floor and a radiator. Door to the yard area

Bedroom 11'1" x 10'2" (3.39 x 3.09)
Built in sliding door wardrobes, laminate floor, radiator.

En suite bathroom
Panelled bath with an electric shower over, pedestal wash hand basin, fully tiled walls.

Externally
Right of access over a rear yard area with a roller shutter door to the lane..

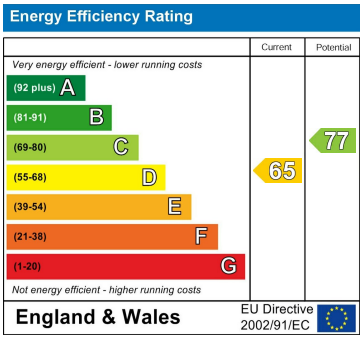
Note
Long Leasehold Title 999 Years from 2011. Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin, Mobile Coverage O2 and Three likely, EE and Vodafone limited

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.

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