



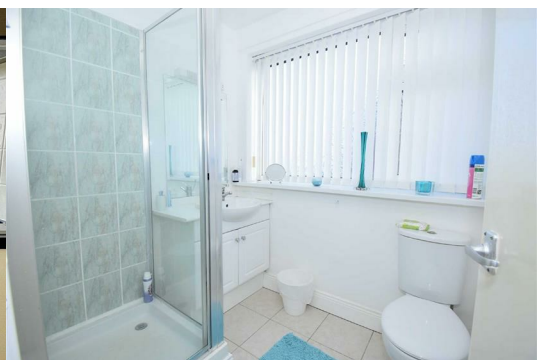
12 Southend

, Cleadon, SR6 7TF

£129,500



A rare opportunity and one not to be missed, situated in this most convenient location for access to East Boldon Metro and the local shops, a two bedroom upper flat with garage in a block to the rear. Well appointed, cared for and maintained, the home would suit the first time buyer or those looking to down size and offers a lounge, shower room, kitchen and the two good sized bedrooms. Benefits include gas central heating, double glazing and no onward chain. EPC D



Entrance hall

Front door to the side of the building leads to the hall with cupboard and stairs to the first floor landing with cupboard and a radiator

Living room 15'6" x 12'4" (4.72 x 3.75)

Radiator

Kitchen 8'9" x 7'4" (2.66 x 2.23)

Fitted with wall, base units and work surfaces housing a sink unit, gas hob with oven under and filter hood over, space for appliances, tiled splash backs and a radiator

Shower room

Shower enclosure with electric shower, vanity unit with wash basin, WC, tiled floor and a radiator

Bedroom 1 12'6" x 9'1" (3.82 x 2.76)

Two built in wardrobes, radiator

Bedroom 2 11'3" x 8'10" (3.42 x 2.69)

Radiator

Garage

A single garage in the block to the rear (facing, far left)

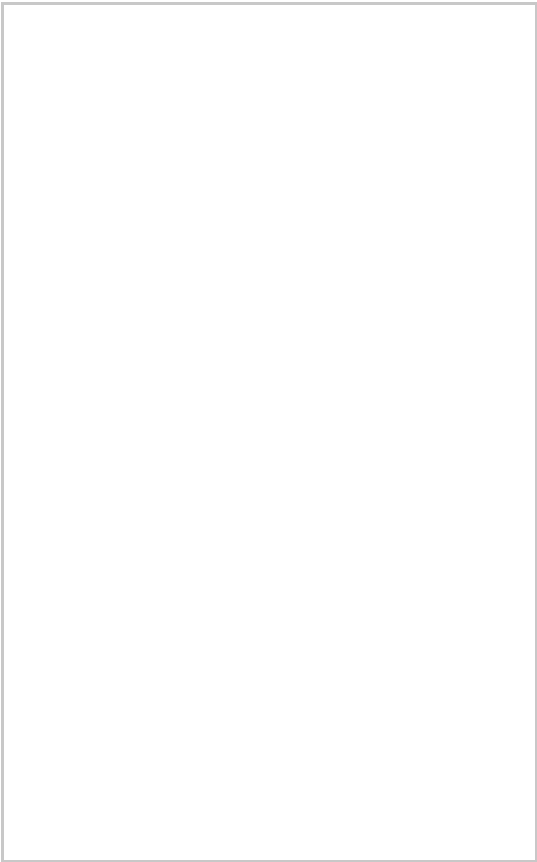
External

Rear communal courtyard area for turning vehicles in front of the garages. Side area of land for bins or possible parking.

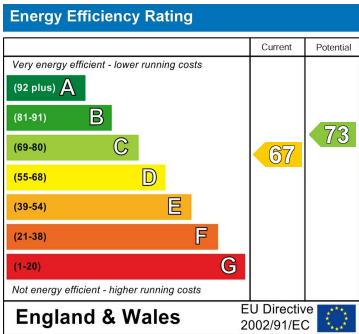
Area Map



Floor Plans



Energy Efficiency Graph



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