



## 25 Canterbury Street

South Shields, NE33 4DQ

Offers Over £70,000



Ideal for the First Time Buyer or buy to let investor in this convenient location for Westoe centre, the college and access to Chichester Metro, we are delighted to offer this three bedroom First Floor Flat with double glazing and gas central heating. The fitted kitchen has white goods included and the bathroom comes with a shower over the bath. Outside, a separate rear yard. offered with No Onward Chain, viewing a must



## Entrance hall

Via a PVCu front door with stairs to the first floor landing with radiator

## Living room 14'8" x 11'10" (4.48 x 3.62)

Polished stone fire surround with an electric fire, radiator

## Kitchen 11'8" x 6'5" (3.58 x 1.98)

Fitted with wall and base units with contrasting work surfaces housing a sink unit, gas hob with filter hood over, eye level oven, integral fridge, white goods of a washer and freezer, tiled splash backs and a laminate floor, radiator

## Lobby

Rear lobby with radiator and stairs down to the yard

## Bathroom

Bath with mixer shower over and shower screen, washbasin and WC, tiled walls and floor, built in cupboard, radiator

## Bedroom 1 14'6" x 8'8" (4.42 x 2.65)

Fitted wardrobes with mirrored sliding doors, radiator

## Bedroom 2 10'9" x 6'3" (3.30 x 1.91)

Radiator

## Bedroom 3 8'7" x 6'8" (2.64 x 2.05)

Radiator

## External

Separate rear yard.

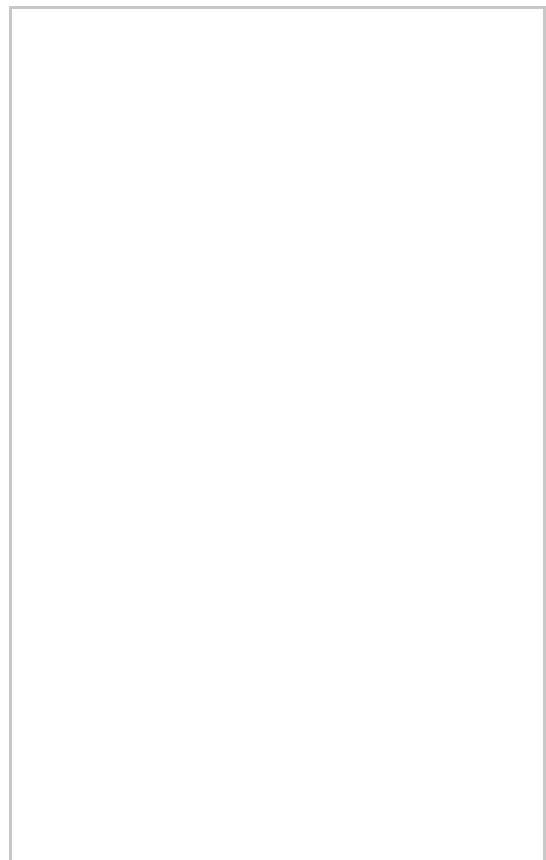
## Note

Freehold Title, subject to the lease of the lower flat no 23, which is 99 years from 1981. Council Tax Band A, Mains Services Connected, Flood Risk none. Broadband Basic 12 Mbps, Superfast 79 Mbps, Ultrafast 1000 Mbps. Mobile Coverage O2, Three and Vodafone likely. EE Limited

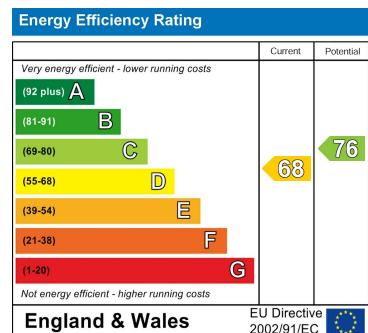
## Area Map



## 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.