



101 Birchington Avenue

South Shields, NE33 4SB

£89,950



Situated in this ever popular street with local facilities, schools and park nearby, this delightful First Floor Flat flat presents an excellent opportunity for first-time buyers seeking a comfortable and spacious home. With versatile accommodation, currently two bedrooms, two reception rooms, which could easily be three bedrooms if required, this home is larger than one might expect, offering ample space for relaxation and personalisation having neutral presentation throughout. Long leasehold title and No Onward Chain make for an all round great home.



Entrance hall

With tiled floor and stairs to the first floor landing having loft access via hatch and ladder with some boarding, radiator

Living/ dining room 13'10" x 13'7" (4.22 x 4.16)

To the rear of the home and currently the dining room, this great sized neutrally presented space has a wall hung electric fire, access to the kitchen and a radiator

Kitchen 8'0" x 7'1" (2.46 x 2.16)

Fitted with wall and base units with contrasting work surfaces and tiled splash backs. There's a sink, electric hob and oven, space for appliances and a tiled floor, radiator and door to the bathroom and also the stairs down to the rear yard

Bathroom

Three piece suite in white with a bath having a mixer shower over, vanity unit with wash basin, WC, tiled walls and floor, spot lights and a towel radiator.

Lounge/Bedroom 13'8" x 12'0" (4.18 x 3.67)

To the front of the home with a bay window, currently the main lounge although could be a bedroom, comes with a fire surround and an electric fire, radiator

Bedroom 10'5" x 9'3" (3.20 x 2.83)

Fitted wardrobes with sliding doors, radiator

Bedroom 10'5" x 8'6" (3.20 x 2.60)

Radiator

External

Separate rear yard with small built in outhouse

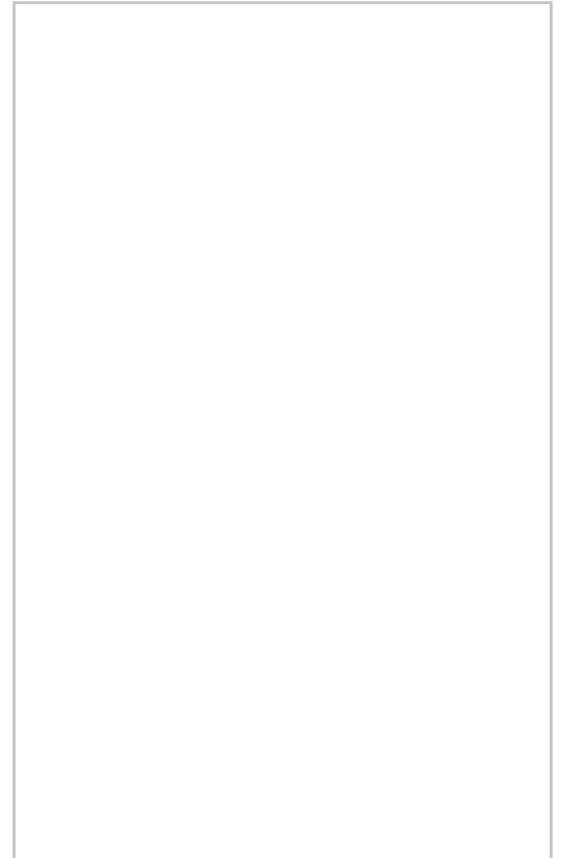
Note

Long Leasehold Title 999 years from April 1978. Council Tax band A,, Mains Services Connected, Flood Risk none. Broadband Basic 7 Mbps, Superfast 60 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin, Mobile Coverage O2 Likely, EE and Vodafone Limited, 3 Unlikely.

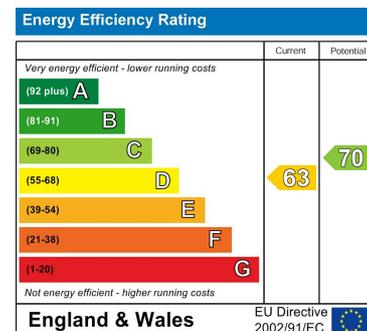
Area Map



Floor Plans



Energy Efficiency Graph



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