



20 Spenser Walk

South Shields, NE34 9NF

Offers Around £89,950



Delighted to present this three bedroom Mid Link Home offering great potential for the first time buyer or young couple. The home comes with double glazing, gas central heating and has had the roof renewed, offers a lounge, kitchen diner, the three bedrooms, bathroom and separate WC. Conveniently and quietly positioned with pedestrianised access and no onward chain, viewing is a must.



Entrance hall

Stairs to the first floor, radiator

Kitchen diner 18'4" x 11'7" max (5.61 x 3.54 max)

Wall and base units housing a sink, gas hob with filter canopy over and oven under, built in cupboard and a radiator

Living room 18'0" x 9'11" (5.50 x 3.03)

Brick feature fireplace, two radiators

First floor

Landing with a cupboard housing the central heating boiler

Bedroom 12'5" x 9'11" (3.80 x 3.04)

Built in stairhead cupboard, radiator

Bedroom 12'6" x 8'4" (3.83 x 2.56)

Built in cupboard, radiator

Box bedroom 7'0" x 5'6" (2.15 x 1.68)

Radiator

Bathroom

Bath and a wash basin, tiled walls and a radiator

Separate WC

WC and tiled walls.

External

Pedestrianised frontage with a front garden. Enclosed rear garden

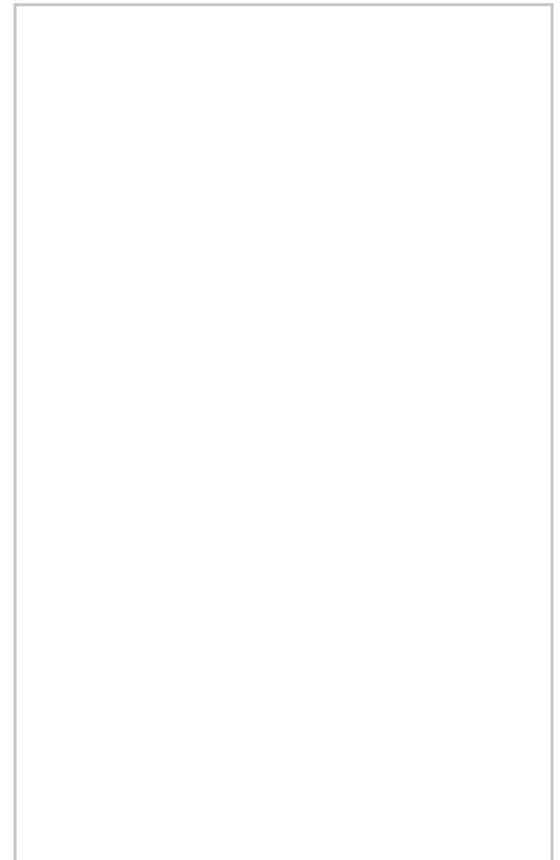
Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, EE and Three limited.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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