



## 130 Vine Street

South Shields, NE33 4RG

Offers Around £67,500



Ideal for the first time buyer or investor looking to put their stamp and designs on a home, we offer this first floor flat currently configured as two bedrooms and a lounge to dining room, but could be reinstated as three bedrooms if required. There is a great sized kitchen and bathroom extension making this an overall generous flat. Benefits include gas central heating, double glazed windows, boarding to the loft and No Onward Chain. Viewing a must.



Entrance hall

Stairs to the first floor landing with a radiator. The loft is accessed from the landing and is boarded for storage

Dining room 11'2" x 7'11" (3.41 x 2.43)

Radiator and arch to the living room.

Living room 15'1" x 12'4" (4.60 x 3.77)

Fire surround, (gas fire capped), radiator

Kitchen 12'2" x 7'5" (3.71 x 2.28)

Fitted with wall and base units with work surfaces housing a sink unit, gas cooker, washer and fridge freezer, tiled splash backs and a wall mounted central heating boiler.

Lobby

Lobby with stairs down to the yard

Bathroom 7'5" x 6'0" (2.27 x 1.83)

Jacuzzi spa bath with an electric shower over, wash basin and WC, tiled walls and a radiator

Bedroom 1 14'7" x 13'5" (4.46 x 4.10)

Radiator

Bedroom 2 10'2" x 6'11" max (3.10 x 2.12 max)

Radiator

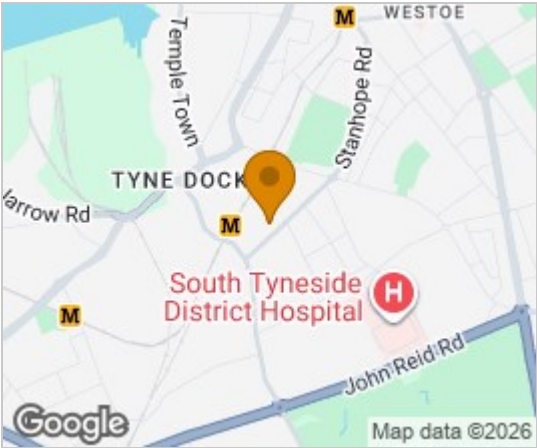
External

There is a yard area with rights of access over to the rear lane.

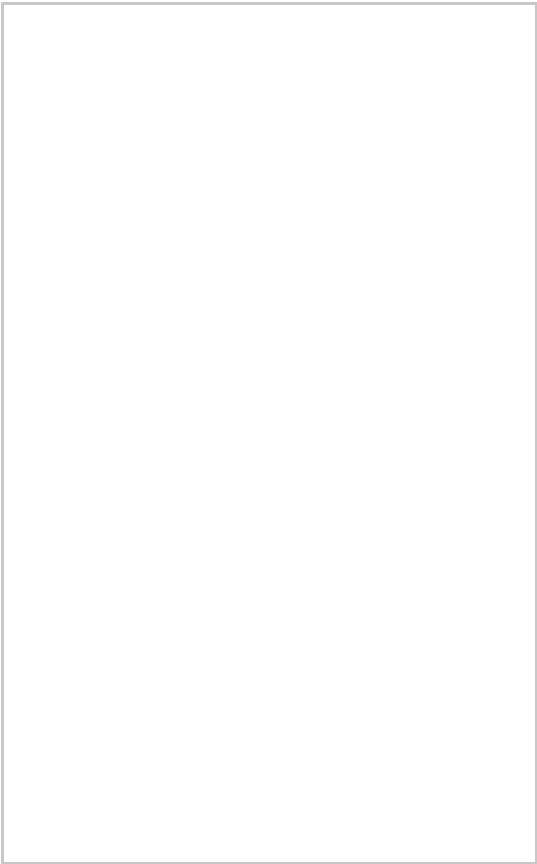
Note

Leasehold Title Extended With172 years remaining at a Ground Rent of a peppercorn. Maintenance charge payable to the council for buildings insurance and maintenance, currently £490 per annum. Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 and EE likely, Vodafone and Three limited.

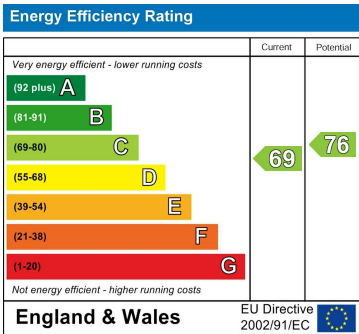
Area Map



Floor Plans



Energy Efficiency Graph



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