



74 St Marys Avenue

South Shields, NE34 6AG

£94,950



Delighted to offer this three bedroom Upper Flat in this sought after location, ideal for Harton Village, the Nook and all the facilities on offer. Situated in a peaceful setting, the home is well appointed and will appeal to the first time buyer, has a fitted kitchen and a recently installed bath with drencher shower over the bath and has tiled walls. Benefits include a new roof to the kitchen and bathroom, gas central heating, double glazing, new GRP kitchen and bathroom roof, shared rear yard, long leasehold title and No Onward Chain making this a ready to occupy home. Viewing a must to appreciate.



Entrance hall

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

Living room 13'11" x 12'3" (4.25 x 3.75)

Radiator

Kitchen 9'0" x 7'3" (2.75 x 2.22)

Fitted with a range of wall and base units with work surfaces housing a sink unit, electric hob with oven under and filter hood over, tiled splash backs and a radiator

Lobby

Door to the rear external stairs.

Bathroom

A new bath with mixer shower over with both drencher and spray shower heads, shower screen, wash basin and WC, tiled walls and floor, radiator

Bedroom 1 12'8" x 10'6" (3.87 x 3.22)

Bay window and fitted wardrobes with sliding doors, radiator

Bedroom 2 10'4" x 7'3" (3.17 x 2.22)

Radiator

Bedroom 3 7'10" x 6'4" (2.41 x 1.95)

Radiator

External

Rear yard, open and shared with the ground floor flat.

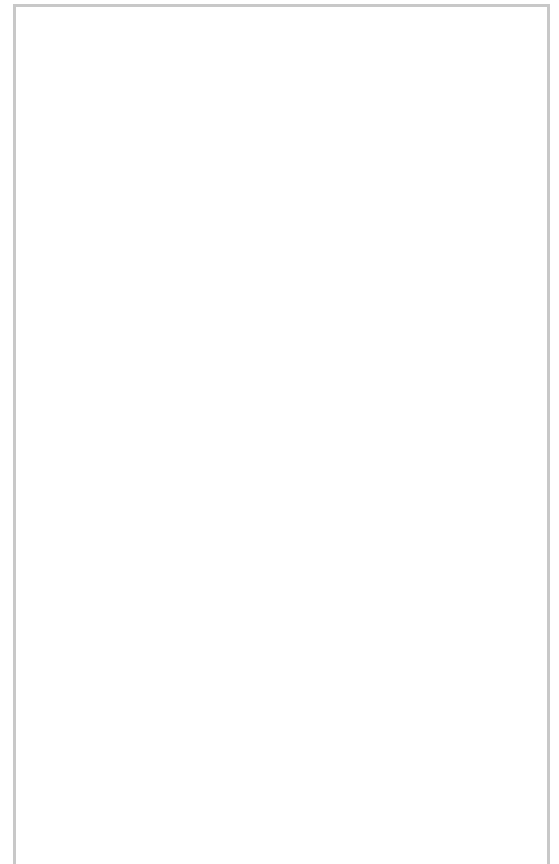
Note

Long Leasehold Title, 191 Years from 1982. Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 6 Mbps, Superfast 59 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 likely, Three, EE and Vodafone limited.

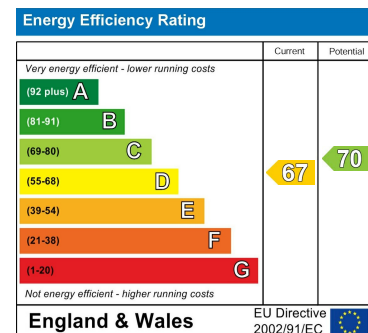
Area Map



Floor Plans



Energy Efficiency Graph



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