



## 33 Ingham Grange

, South Shields, NE33 3JJ

£139,995



Magnificent Ground Floor Apartment with its own private main door being one of the principal entrances to this former Hospital Building. With a New Long Leasehold title and 100% ownership, this lovely apartment has views along the main entrance and peaceful gardens, and offers generous accommodation with plenty of character and a neutral style to the decor. There are high ceilings with cornice and gas central heating via a recently installed boiler. On offer are two bedrooms, one large reception room, a fitted kitchen diner, large bathroom, would suit either a young couple or down sizers. Viewing is essential. No Onward Chain. EPC C



Entrance lobby

Double doors into the entrance lobby and through to

Living room

A superb spacious lounge with fire surround, marble hearth and back, coving, double doors through to the hall, two radiators

Inner hall

A spacious hall with two large built in cupboards providing ample storage space. We are informed there is access to a narrow cellar area, although covered. Radiator

Kitchen diner

Fitted with wall, base units and work tops housing a sink unit, tiled splash backs, wall mounted central heating boiler, French doors open to a Juliet stye balcony, radiator

Bathroom

Bath with mixer shower tap, wash basin and WC, half PVC panelled walls, radiator

Bedroom 1

A double bedroom with radiator

Bedroom 2

A single bedroom with radiator

External

Parking bay and communal gardens

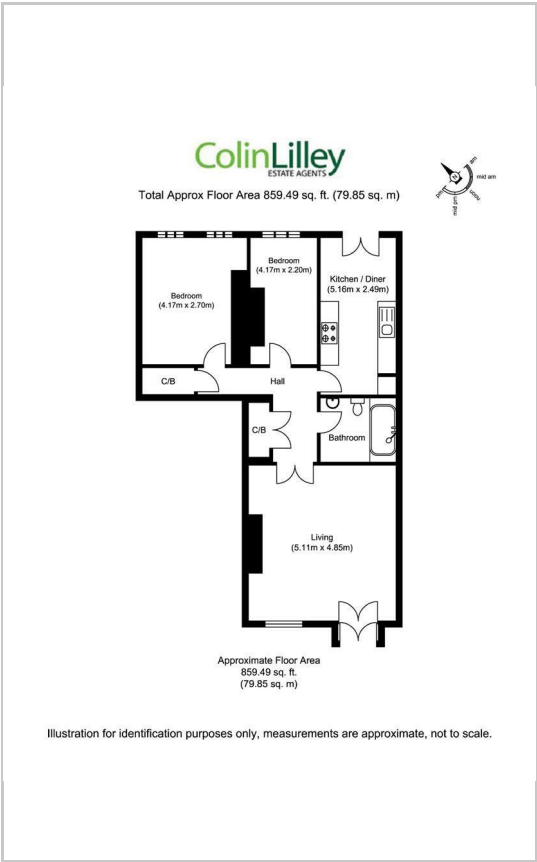
Note.

A maintenance charge is payable for the upkeep of the communal areas and includes the buildings insurance and responsive repairs to the external structure of the main building. Payable to Places for People, this is approximately £68 per month. Lease being extended to 159 years

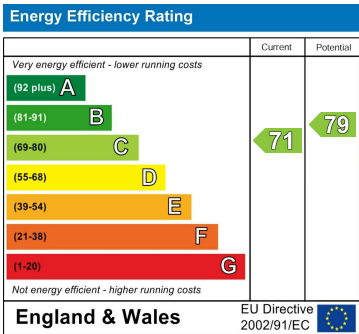
Area Map



Floor Plans



Energy Efficiency Graph



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