ColinLilley
ESTATE AGENTS



3 The Bridges

Spohr Terrace South Shields, NE33 3LT

Offers Around £89,950

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Ground Floor Apartment with South West Aspect.
Delighted to offer the beautifully presented two bed Ground Floor Apartment which sits within the Beacon and Bents ward, just a 14 minute walk from Sandhaven Beach and close to the town centre being ideal for those looking to downsize for level living or first time buyers wanting to be close to all the amenities. This spacious apartment has a front south west patio terrace off the lounge, offers two bedrooms, a modern styled fitted kitchen and bathroom with shower over bath. There's double glazing, gas central heating and an allocated parking bay. Offered with No Upward Chain, viewing is a must to appreciate the size, location and positioning of this secure home.







Communal entrance hall
A communal hall via an entry system with doors to the ground floor apartments and stairs to all other floors.

Private entrance hall
A good sized hall with a built in cupboard, laminate floor and a radiator

Living room 14'11" x 11'3" (4.55 x 3.43)
South west aspect with a French door to a patio area with interesting views. Laminate floor and a radiator

Kitchen 11'5" x 6'10" (3.50 x 2.10)
A modern styled kitchen with a range of wall and base units with contrasting work surfaces housing a sink unit, gas hob with oven under and filter hood over, tiled splash backs and a tiled floor, spot lights and a radiator. There is a housing with the Baxi central heating boiler, fitted 2019.

Bathroom 11'5" x 6'10" (3.50 x 2.10)
A three piece suite in white comprising a bath with an electric shower over and a shower screen, tiled surround, vanity units with a wash basin, WC, mosaic splash back tiling and a tiled floor, built in storage cupboard, spot lights and a radiator

Bedroom 1 11'2" x 10'5" (3.41 x 3.20)
Laminate floor and a radiator

Bedroom 2 10'1" x 7'8" (3.08 x 2.34)
Laminate floor and a radiator

External
Paved patio area with a south west aspect. Communal car park area with an allocated parking bay. Lockable bin store, communal gardens.

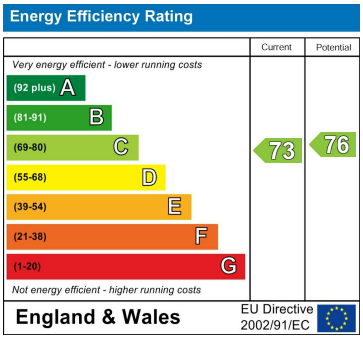
Note
Leasehold Title of 125 years from 2003. Ground Rent £50 per annum to Homeground. A maintenance charge is payable to Kingston for the upkeep of all communal areas, gardening, window cleaning and includes the buildings insurance. This is currently £137.30 Per Month. Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited

Area Map



Floor Plans

Energy Efficiency Graph



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