



## 26 Low Lane

South Shields, NE34 0LG

£99,500



If you are looking for a turn key home in a secure set up, then this renovated and superb Top Floor Apartment could well be ideal. The home has a new fitted kitchen with breakfast bar and some integral appliances, open plan to the lounge area with a stunning media wall with fire and display niches. There's a fully tiled bathroom with shower over the bath and two bedrooms, the main with a walk in dressing room/wardrobe. Benefits include gas central heating, double glazing, neutral decor, some new flooring and an allocated parking bay. No Onward Chain makes viewing a must



## Communal Entrance Hall

Via an entry system with stairwell to all floors.

## Entrance hall

A private entrance hall with a built in cupboard, laminate floor and a radiator

## Lounge kitchen 25'3" x 11'3" (7.70 x 3.43)

A superb modern open plan lounge to kitchen with Juliet balcony from French doors. The room has a wonderful media wall with inset electric fire and display wall niches with LED display lighting and a radiator. The kitchen is new, comes with wall and base units with contrasting work surfaces housing a sink unit, gas hob with oven under and filter canopy over, integral fridge freezer, tiled splash backs and a breakfast bar, spot lighting and a radiator

## Bedroom 1 11'11" x 8'5" (3.65 x 2.59)

A double bedroom with radiator and access to the dressing room

## Dressing room 7'2" x 5'0" (2.19 x 1.54)

With fitted wardrobes and sliding doors, radiator

## Bedroom 2 8'5" x 7'8" (2.59 x 2.34)

Radiator

## Bathroom 6'9" x 5'4" (2.06 x 1.65)

A three piece suite in white with contrasting fully tiled walls and a tiled floor. There is a bath with mixer shower over and a shower screen, vanity unit housing a wash basin, WC, chrome towel radiator

## External

Communal car park area with an allocated parking bay.

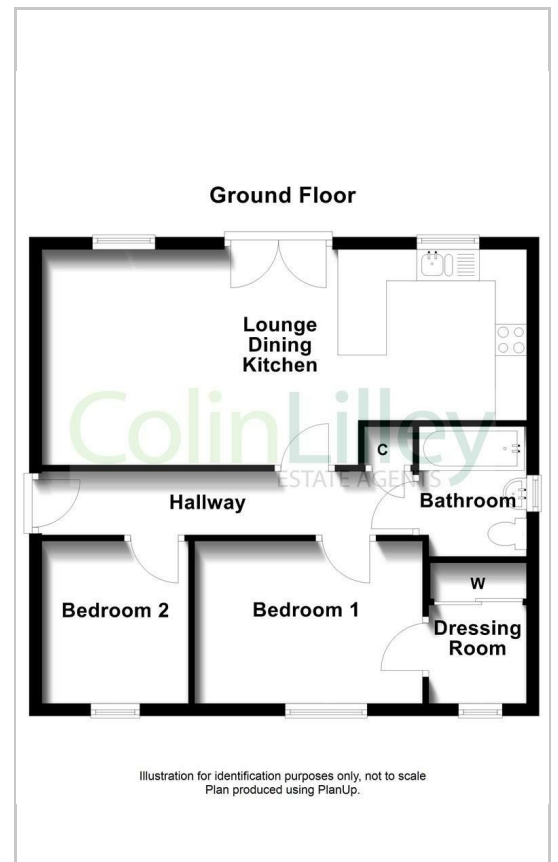
## Note

Leasehold Title 125 years from 2005. Council Tax Band B, Mains Services Connected. Flood Risk very low. A Maintenance charge is payable for the upkeep of all communal areas, includes cleaning and buildings insurance. This is currently around £85 per month. Broadband Basic 6 Mbps, Superfast 80 Mbps. Satellite/Fibre TV Availability Sky and BT. Mobile Coverage O2, oodafone, EE and Three likely

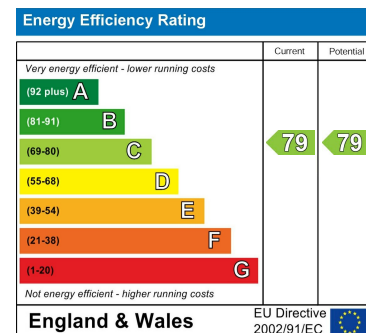
## Area Map



## Floor Plans



## Energy Efficiency Graph



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