



## 31 Leighton Street

South Shields, NE33 3BU

Offers Over £110,000



Simply Stunning and ready to occupy, a turnkey home ideal for the first time buyer looking to get on the ladder and start living. This wonderful three bedroom first floor flat has been re roofed, comes freshly plastered, re wired and has new heating, a new fitted kitchen and bathroom, a new central heating system and boiler. There are new blinds and new carpets making this a wonderful starter for a couple or single person in this great location for coast or town. One not to miss, book to view now!



## Entrance hall

Via a PVCu front door with stairs to the first floor landing

## Living room 13'9" x 10'2" (4.21 x 3.10)

Alcove built in cupboard, radiator

## Kitchen 11'9" x 6'11" (3.60 x 2.12)

A stunning new kitchen with a range of wall and base units with contrasting work surfaces housing a sink unit, electric hob with oven under and filter hood over, spot lights, laminate floor and a radiator

## Bathroom

A brand new fitted suite with a shower bath and screen having a mixer shower over with both drencher and spray shower heads, vanity unit with wash basin, WC, spot lights, laminate floor and a chrome towel radiator

## Bedroom 1 13'6" x 11'9" (4.12 x 3.60)

Radiator

## Bedroom 2 13'11" x 6'10" (4.25 x 2.10)

Radiator

## Bedroom 3 10'4" x 6'11" (3.15 x 2.11)

Radiator

## External

Separate rear yard with timber feature clad walls and a gate to the lane.

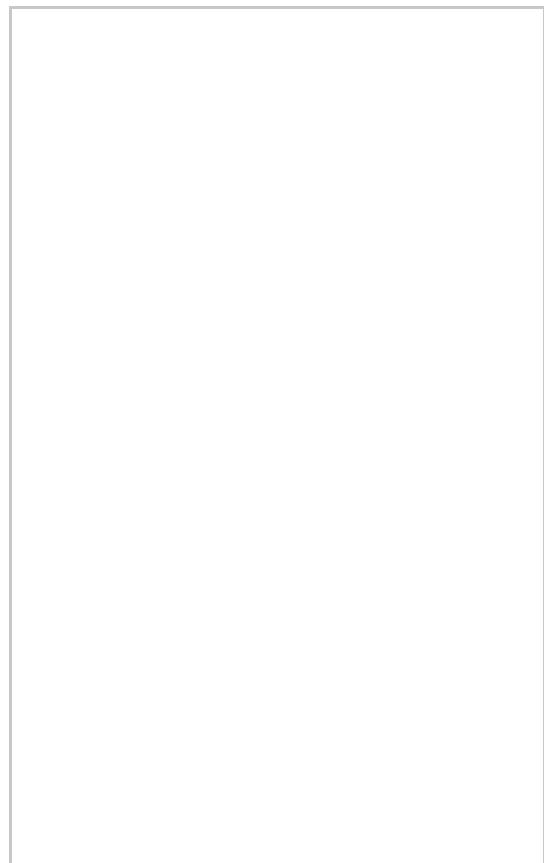
## Note

Long leasehold Title 999 years from 1986 with a peppercorn Ground Rent. Council Tax Band A, Mains Services Connected. Flood Risk very low. Broadband Basic 16 Mbps, Superfast 60 Mbps, Ultrafast 1000 Mbps. satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage, O2, Three, Vodafone and EE all limited.

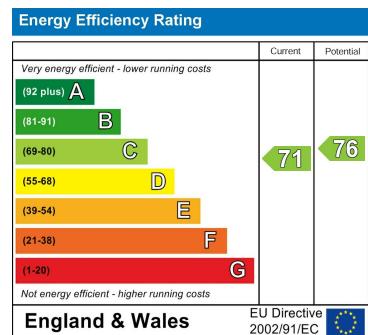
## Area Map



## Floor Plans



## Energy Efficiency Graph



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