



125 Wharton Street

South Shields, NE33 3JZ

Offers Around £92,500



A superb Ground Floor Flat in this great central location for both town and the coast, recently renovated and sure to impress, the home comes with a contemporary modern fitted kitchen with white goods included, a modern styled shower room and lovely fresh decor with new flooring. On offer are two bedrooms and a lounge, gas central heating and double glazed windows. Offering turnkey accommodation ideal for the first time buyer or downsizer and with No Onward Chain, viewing is a must to fully appreciate.



Entrance lobby

Via a PVCu front door and through to

Entrance hall

Radiator

Living room 14'9" x 11'8" (4.50 x 3.57)

Fire surround and a radiator

Kitchen 13'10" x 6'5" (4.23 x 1.97)

A new fitted modern handle less kitchen with a range of wall and base units having stone effect work surfaces housing an under bench sink unit, gas on glass five burner hob with contemporary filter hood over, eye level oven, integral fridge and freezer, a cupboard housing a washer and the central heating boiler, tiled splash backs, spot lights and a column style radiator

Lobby

Built in storage cupboard

Shower room 10'6" x 6'5" (3.22 x 1.97)

A corner shower enclosure with a mixer shower having a drencher shower head, vanity unit housing a wash basin, WC, spot lights and half tiled walls, towel radiator

Bedroom 1 14'9" x 12'5" (4.52 x 3.79)

Bay window and a radiator

Bedroom 2 11'5" x 7'6" (3.49 x 2.31)

Radiator

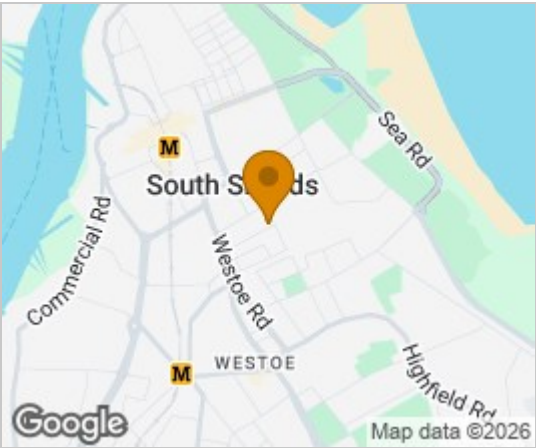
External

Separate rear yard area with access over the upper flats yard to the rear lane.

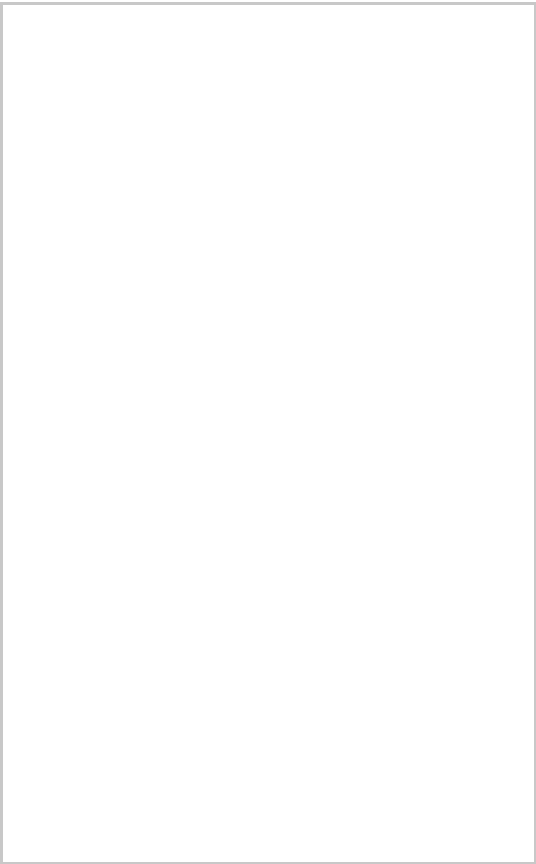
Note

Long Leasehold Title of 999 years from November 2004, Council Tax Band A, Mains Services Connected, Flood Risk low, Broadband Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited

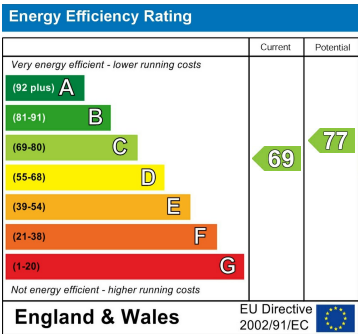
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.