ColinLilley
ESTATE AGENTS



86 Marine Approach

South Shields, NE33 2TE

£79,950

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Ideally positioned for both the coastline and town centre, a Three Bedroom Upper Flat that would be ideal for the First Time Buyer or Buy To Let Investor. The home offers a fitted kitchen and bathroom, a lounge and the three bedrooms, is sensibly priced to reflect the scope to cosmetically upgrade and put your stamp on it and thus improve value. With gas central heating, double glazed windows, a separate rear yard and No Onward Chain, early viewing is a must







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

Living room 14'5" x 12'8" (4.41 x 3.87)
Fire surround with tiled heart and back, coving and a radiator

Kitchen 8'5" x 8'4" (2.58 x 2.56)
Fitted with wall and base units with contrasting work surfaces housing a sink unit, gas hob with oven under and filter hood over, integrated freezer, free standing washer and fridge, tiled splash backs and a radiator

Rear hall
With stairs down to the rear yard and bathroom off

Bathroom 5'2" x 4'7" (1.60 x 1.40)
Bath with a mixer shower tap, wash basin and WC, tiled and clad walls, radiator

Bedroom 1 14'1" x 10'7" (4.31 x 3.25)
Bay window, coving, built in alcove wardrobes and a radiator

Bedroom 2 10'9" x 7'2" (3.30 x 2.20)
Built in cupboard, radiator

Bedroom 3 8'3" x 7'8" (2.54 x 2.36)
Radiator

External
Separate rear yard

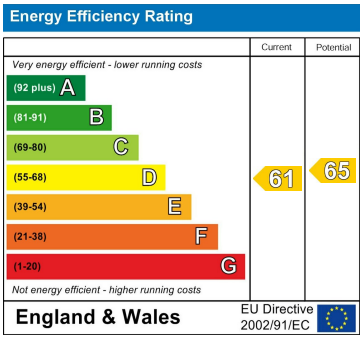
Note
Long Leasehold Title 999 Years from 1982, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps, Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 likely, Vodafone, EE and Three limited

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.

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