



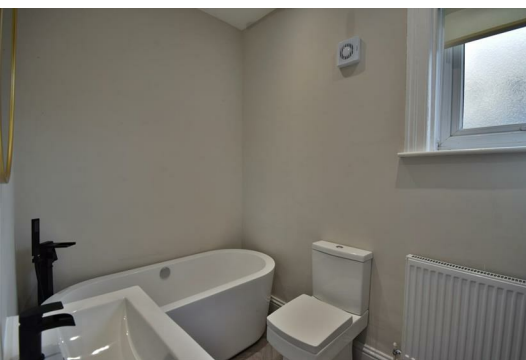
## 7 Belle Vue Crescent

South Shields, NE33 4RD

Offers Around £85,000



Turn Key two bedroom Upper Flat in this super convenient location for local shops and Tyne Dock Metro. The home is deceptively spacious with a large living room and main bedroom, comes with a new kitchen and bathroom, fresh decor and new flooring, oak effect internal doors, double glazing, ample spot lights, re roofed and gas central heating. An extended 999 year lease has been agreed and the home is ready to occupy. Viewing of this impressive first time buy is essential.



Entrance hall

Via a composite front door with stairs to the first floor landing. There are oak effect internal doors to the rooms, a door to the stairs down to the yard and a radiator

Living room 14'7" x 13'9" (4.47 x 4.20)

A lovely large sized room with an alcove cupboard and a second large built in storage cupboard, spot lights and a radiator.

Kitchen 8'0" x 7'7" (2.46 x 2.33)

A new fitted kitchen with wall and base units with work tops housing a sink with spray shower tap, electric hob with oven under and filter hood over, spot lights

Bathroom 8'1" x 5'5" (2.48 x 1.67)

An oval bath with free standing shower tap, vanity unit with wash basin, WC, central heating boiler, spot lights and a radiator

Bedroom 1 15'5" x 12'1" (4.71 x 3.70)

To te front, this great sized room has coving and a radiator

Bedroom 2 10'8" x 6'7" (3.27 x 2.02)

Radiator

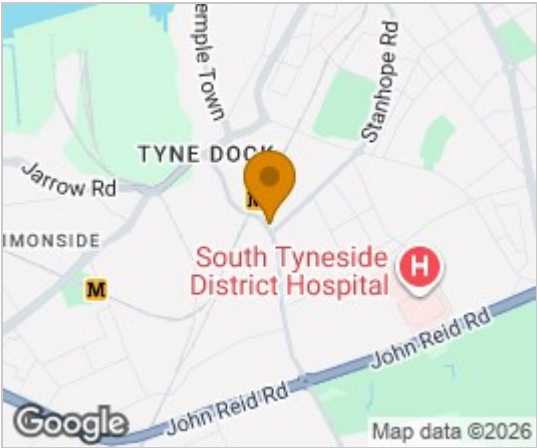
External

Rear yard with rights of access over to the lane

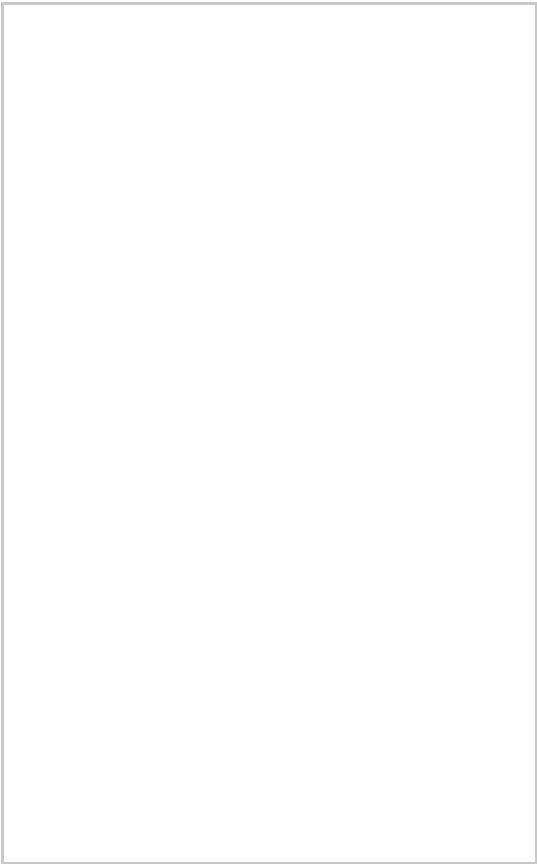
Note

New Long Leasehold Title 999 years. Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 9 Mbps, Superfast 80 Mbps, Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone, EE and Three all likely

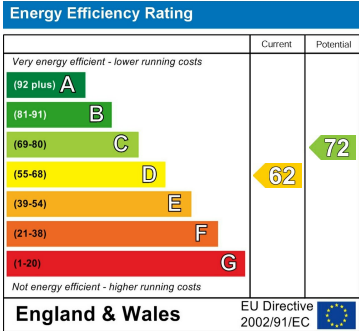
Area Map



Floor Plans



Energy Efficiency Graph



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