Colin Lilley
ESTATE AGENTS



10 Crofton Street

South Shields, NE34 0QP

Offers Over £90,000

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Ideal for the first time buyers or single person looking for a little extra space, we are delighted to offer this spacious Upper Flat in this convenient location for shops, transport routes and the local Metro. Neutrally styled, the home comes with a lounge dining room across the rear, has a bespoke wood fitted kitchen, bathroom with shower over the bath and two bedrooms. Outside is a secure workshop/bike store with remote controlled electric shutter door and a composite and wood clad yard with its own access to the lane. Ready to move into, viewing is a must.







Entrance hall
Via a PVCu front door with tiled floor and stairs to the first floor landing. From the landing there is loft access via hatch and ladder with some boarding and light.

Living room 14'3" x 14'1" (4.35 x 4.31)
To the rear with radiator and open to the dining area

Dining area 11'1" x 7'10" (3.40 x 2.40)
Radiator

Kitchen 11'7" x 7'1" (3.55 x 2.18)
Unique bespoke wood base units with contrasting work surfaces housing a sink unit, electric hob with oven under and filter hood over, space for appliances, tiled floor and a column style radiator

Rear hall
Tiled floor and stairs down to the yard

Bathroom 8'8" x 5'5" (2.66 x 1.66)
Three piece suite comprising a bath with mixer shower over, wash basin and WC, clad walls and ceiling, tiled floor and a radiator

Bedroom 1 17'7" x 13'3" (5.36 x 4.04)
To the front with bay window having stripped wood panelling, alcove spot lights and a radiator

Bedroom 2 8'3" x 7'3" (2.53 x 2.23)
Radiator

Secure workshop/store
A superb workshop or bike store with secure powered roller shutter door, light and power sockets.

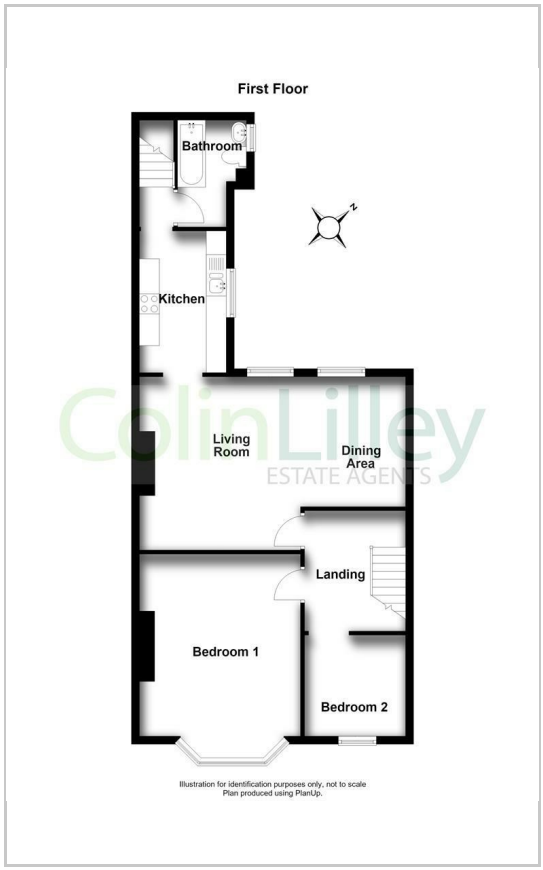
External
A lovely neat small yard area with timber and composite wall cladding , decking and a gate to the lane for access with bins etc. There is an outside tap.

Note
Long leasehold title, 999 years from 1901, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Phone Coverage O2 likely, EE, Three and Vodafone limited.

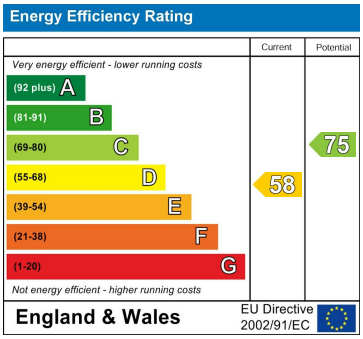
Area Map



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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