Colin Lilley
ESTATE AGENTS



96 St. Vincent Street

South Shields, NE33 3AS

£99,950

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An all round great proposition for the First Time Buyer or investor in this popular and central location. This well loved and maintained three bedroom Upper Flat has gas central heating via a replaced boiler (2025), has been re roofed in its past and comes with a modern styled fitted shower room and a good sized kitchen with fitted units to one side. There is a lounge with fireplace, the three bedrooms allowing for a versatile layout of your choice, double glazing and a shared yard area. Offered with No Onward Chain, viewing is a must.







Entrance lobby
Via a composite front door and lobby area through to

Entrance hall
Stairs up to the first floor landing with doors to all the rooms.

Living room 15'4" x 12'4" (4.68 x 3.77)
Feature fire surround with a gas fire, coving and a radiator

Kitchen 11'1" x 8'1" (3.38 x 2.48)
A nice sized kitchen with fitted wall and base units housing a sink, tiled splash backs and a radiator

Lobby
Built in cupboard housing the central heating heating boiler, stairs down to the yard area

Shower room 9'6" x 6'7" (2.92 x 2.01)
A modern styled shower room with an enclosure with a mixer shower having both drencher and spray shower heads, vanity unit with wash basin, WC, built in cupboard, clad walls and ceiling with spot lights, radiator

Bedroom 1 14'0" x 11'6" (4.28 x 3.53)
Bay window, built in alcove wardrobes, coving , laminate floor and a radiator

Bedroom 2 11'2" x 7'7" (3.41 x 2.32)
Radiator

Bedroom 3 9'2" x 7'1" (2.81 x 2.16)
Laminate floor and a radiator

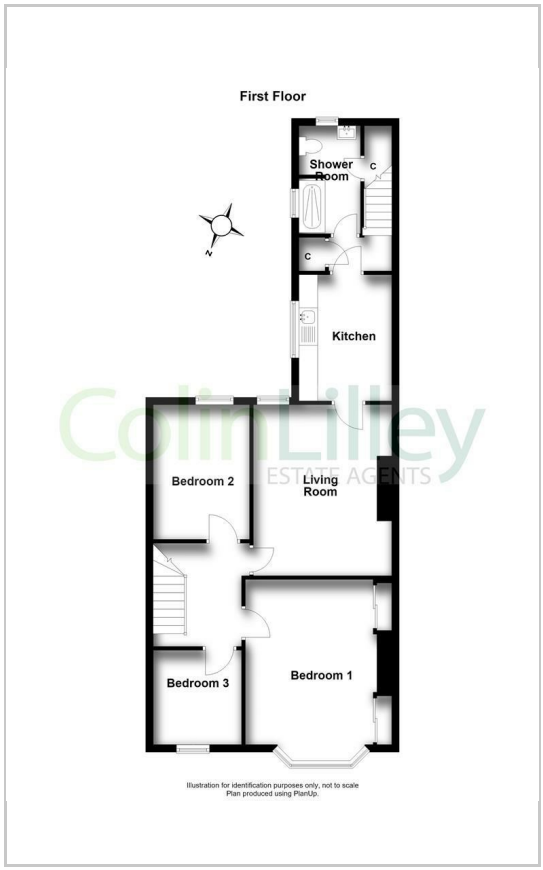
External
Yard area, with the lower flat having a right of way over for access

Note
Unregistered Freehold Title of 96 and 94 St Vincent Street, subject to the reciprocal lease of No 94 which is 999 years from June 1989 with a Peppercorn Ground Rent. Council Tax Band A, Mains Services Connected, Flood Risk very low, Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre Tv Availability BT, Sky and Virgin, Mobile Coverage O2 likely, EE Vodafone and EE limited.

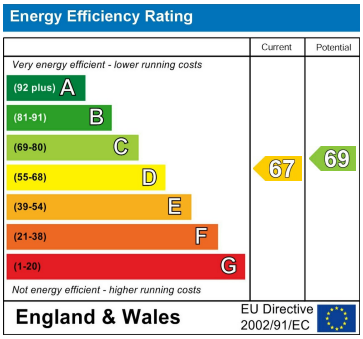
Area Map



Floor Plans



Energy Efficiency Graph



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