ColinLilley
ESTATE AGENTS



120 Ashley Road

South Shields, NE34 0PE

£97,000

3 1 1 D

Ideal for the First Time Buyer or investor, this Three Bedroom Upper Flat has a lovely big offshoot extension providing a good sized wide fitted kitchen and a decent sized bathroom. This light and bright flat has gas central heating, double glazed windows and is situated in this ever popular location, close to local shops and handy for transport routes, Metro and the hospital. On offer is a lounge the good sized kitchen, bathroom and the three bedrooms, outside a separate rear yard. Ideal to put your stamp on, viewing is a must.







Entrance hall
With stairs up to the first floor landing which has loft access

Living room 14'9" x 12'9" (4.51 x 3.90)
Alcove cupboard housing the Worcester central heating boiler, wall mounted electric fire, spot lights, laminate floor and a radiator

Kitchen 11'5" x 10'5" max (3.50 x 3.20 max)
A lovely sized wide fitted kitchen with a range of wall and base units housing a sink unit, gas hob with double oven under and filter hood over, tiled splash backs and a tiled floor, radiator and a door to stairs down to the yard.

Bathroom 7'9" x 7'3" (2.38 x 2.21)
A three piece suite comprising a bath with an electric shower over and shower screen, wash basin and WC, tiled walls, spot lights and a towel radiator

Bedroom 1 16'6" max x 12'11" (5.03 max x 3.95)
Bay window and alcove fitted wardrobes, radiator

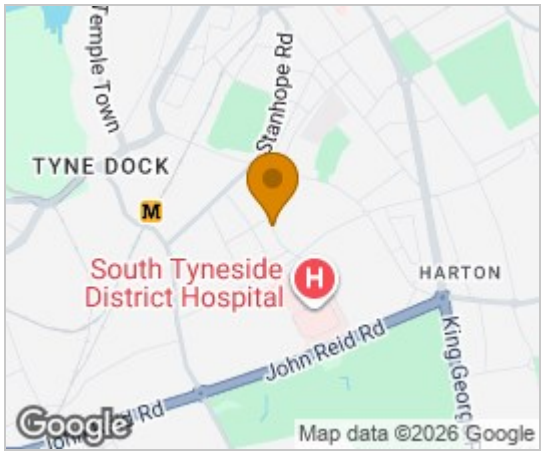
Bedroom 2 10'11" x 8'9" (3.33 x 2.69)
Laminate floor and a radiator

Bedroom 3 10'0" x 8'9" (3.07 x 2.69)
Laminate floor and a radiator

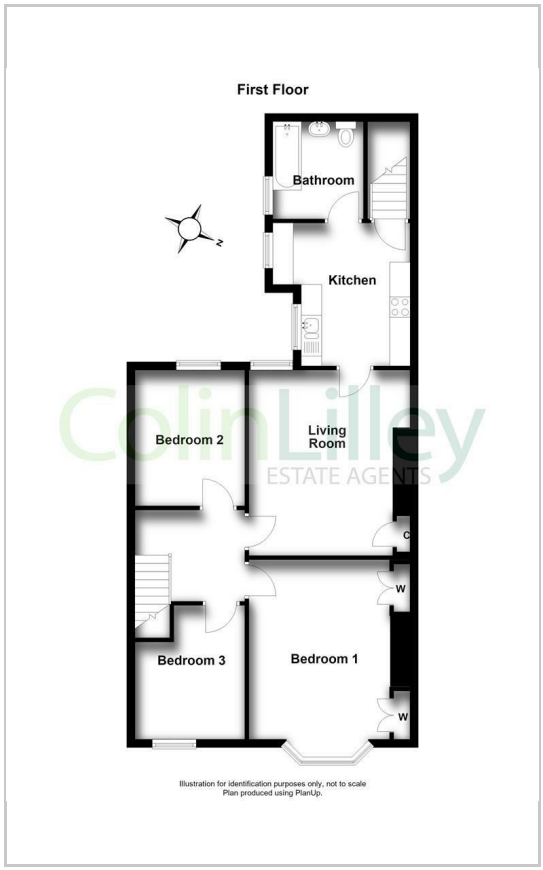
External
Separate rear yard area with synthetic grass

Note
Freehold Title of 118 and 120 Ashley Road, subject to the reciprocal lease of no 118 which is 999 years from 1995. Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 71 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre Tv Availability BT, Sky and Virgin, Mobile Coverage O2, Vodafone, EE and Three limited

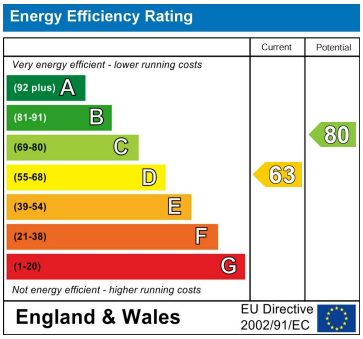
Area Map



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.

118 Fowler Street, South Shields, Tyne & Wear, NE33 1PZ
Tel: 01914569499 Email: info@colinlilley.com colinlilley.com