



113 Birchington Avenue

South Shields, NE33 4SB

£99,950



Delighted to offer this super First Floor Flat in this much sought after location, handy for local Sainsbury and the West Park. The home has versatile three bedroom accommodation, currently used as two bedrooms and two reception rooms, comes with a fitted kitchen with oven, hob, integral dishwasher and slate tiled floor and a large stylish bathroom with shower over the bath and utility area for the washer. Benefits include being re roofed, having gas central heating and double glazing, freehold title. Outside a shared yard area. Ideal for the first time buyer in this popular street, viewing a must.



Entrance hall

Via a composite front door, hardwood floor and stairs to the first floor landing with radiator. There is access to the loft via hatch and ladder. We are informed the loft has boarding and is ideal for additional storage.

Living room/bedroom 14'5" x 12'3" (4.40 x 3.75)

The original front bedroom, currently a lounge with a bay window, small Inglenook style fireplace with mantel shelf and a tiled hearth, radiator

Lounge 13'6" x 12'0" (4.14 x 3.68)

To the rear with a radiator

Kitchen 10'9" x 6'5" (3.30 x 1.98)

Fitted with a range of wall and base units with contrast work surfaces housing a sink unit, gas hob with electric oven under and filter hood over, integrated dishwasher, spot lights and a slate tiled floor, radiator

Rear lobby

Slate floor and door to the rear stairs. The rear stairs have built in overhead storage cupboards

Bathroom 13'10" x 4'10" (4.23 x 1.49)

A super long bathroom with rear utility area plumbed for a washer and with a large built in cupboard. There is a bath with mixer shower over and a shower screen, wash basin and WC, part tiled walls and a tiled floor, spot lights and a towel radiator

Bedroom 13'4" x 7'6" (4.08 x 2.31)

Off the rear lounge and with a radiator

Bedroom 7'8" x 7'4" (2.35 x 2.25)

Front bedroom with a radiator

External

Shared open yard with the ground floor flat which has rights of access over for taking bins out etc.

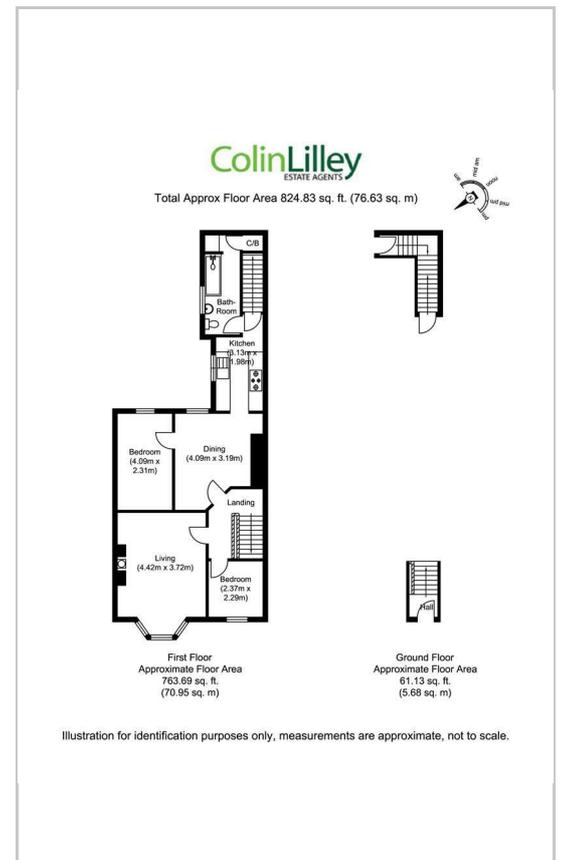
Note

Freehold title subject to the lease of no 111 Birchington Avenue, 999 years from 1986. Council tax band A. Mains services connected. Broadband Basic 7 Mbps, Superfast 55 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT and Sky. Mobile coverage O2 and Vodafone 5g, Three and EE 4g

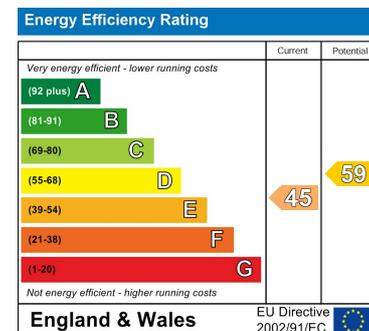
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.