



## 60 Marlborough Street North

South Shields, NE33 4DA

Offers Around £77,950



This delightful property is well situated within walking distance of Chichester Metro, local facilities and close for the college. On offer is an Upper Flat with a great layout, modified from the original and now presenting a super kitchen diner space with breakfast bar and a full range of integrated appliances, a large front lounge with wood flooring, stylish shower room and two bedrooms. Outside is a South West aspect separate sun trap yard and the home comes centrally heated, double glazed and is offered with no onward chain. Sure to impress both first time buyers or investors, viewing is a must to appreciate.



### Entrance hall

With stairs to the first floor landing which has loft access via hatch and ladder with some boarding and power.

### Living room 14'10" x 13'7" (4.54 x 4.16)

Feature fire surround and a wood floor, radiator and door through to the kitchen diner

### Kitchen diner 14'9" x 12'9" (4.52 x 3.91)

A great large kitchen diner with breakfast bar in hardwood and fitted with a range of wall, base units and work surfaces. Housed is a sink unit, five burner gas hob with filter hood over, eye level oven, fridge freezer, washer and dishwasher, tiled splash backs, laminate floor and a radiator

### Hall

The rear hall has access to the shower room, a door to the stairs down and large built in storage space, towel radiator and laminate floor

### Shower room

A stylish shower room with walk in shower area with drencher shower, wash basin and WC, part tiled walls and a tiled floor.

### Bedroom 1 11'8" x 7'10" (3.57 x 2.40)

Radiator

### Bedroom 2 10'3" max x 6'11" (3.13 max x 2.12)

Rasiator

### External

A South West aspect separate rear yard area with synthetic grass being a lovely little sun trap.

### Note

Leasehold Title. Lease being extended currently to a new long term (to be confirmed) . Council Tax Band A. Mains Services Connected. Flood Risk none. Broadband Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 and Three likely, Vodafone and EE limited.

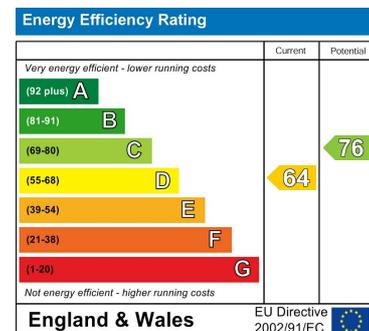
### Area Map



### Floor Plans



### Energy Efficiency Graph



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