



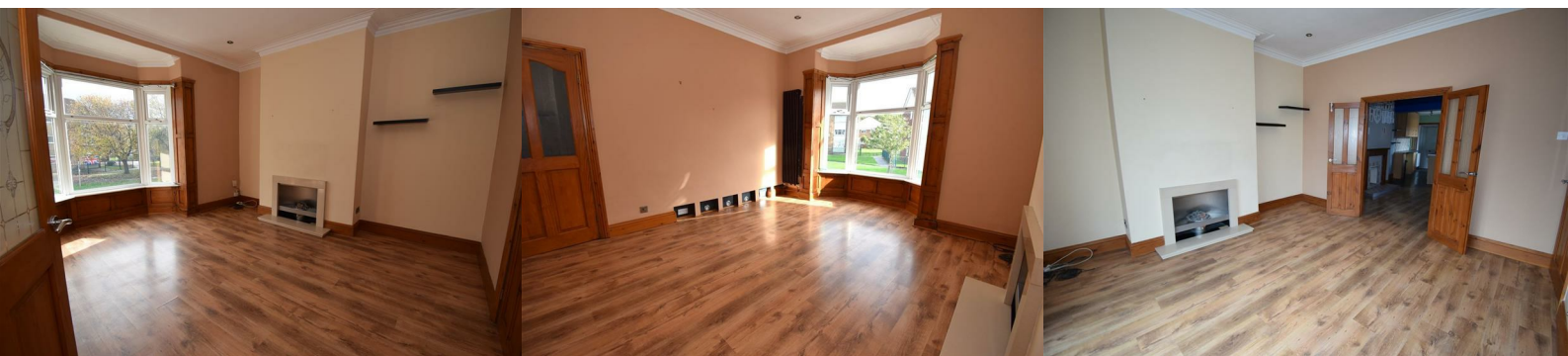
440 Dean Road

South Shields, NE33 5LN

Offers Around £85,000



Situated with an aspect over grassed area, a First Floor Flat that should prove popular with first time buyers or investors. The home is configured as two reception rooms and two bedrooms, but could convert to three bedrooms if required and positioned to generate a higher rental yield. The home is larger than you would expect, has a fitted kitchen and bathroom with four piece suite including a separate shower enclosure and clad walls. Benefits include gas central heating, double glazing, laminate floor and a shared rear yard. No Onward Chain, viewing a must to appreciate the layout, size and scope on offer.



Entrance hall

Via PVCu front door with stairs to the first floor landing with laminate floor, radiator and loft access via hatch and ladder. We are informed the loft is part boarded.

Living room 13'0" x 12'7" (3.96 x 3.83)

To the front and could be a bedroom if needed. Bay window, spot lights and skirting spots, laminate floor and column style radiator with double doors to

Dining room 13'0" x 12'4" (3.97 x 3.76)

Wood fire surround, spot lights, laminate floor and radiator open to

Kitchen 10'4" x 5'4" (3.16 x 1.63)

Fitted with wall, base units and work tops housing a sink unit, gas hob with filter over and oven under, breakfast bar area, tiled splash backs and laminate tiled floor

Rear hall

With stairs down and spot lights.

Bathroom

Bath, wash basin and WC, separate shower enclosure with electric shower, clad walls and ceiling, laminate tiled floor, ladder radiator

Bedroom 1 10'2" x 7'10" (3.11 x 2.38)

Radiator

Bedroom 2 8'1" x 7'4" (2.47 x 2.24)

Laminate floor and radiator

External

Rear yard with neighbour having right of access over

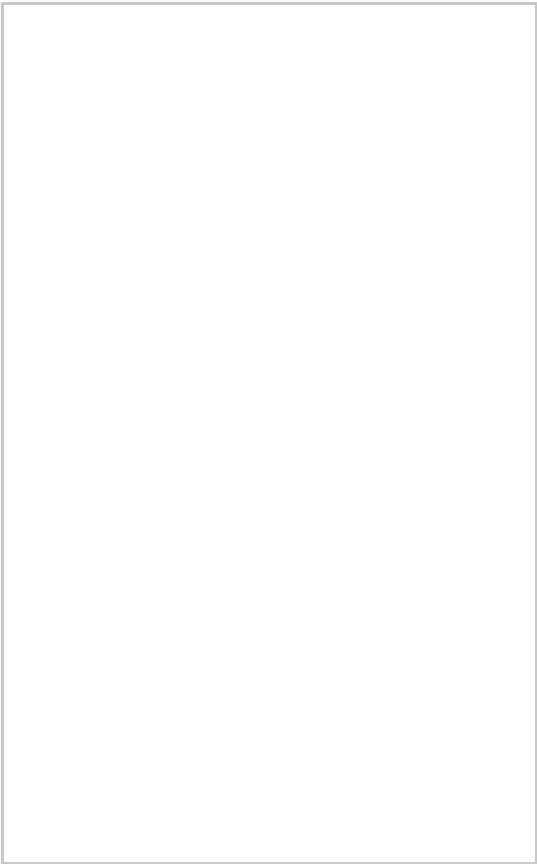
Note

Freehold Title subject to the reciprocal lease of the lower flat no 442 which is 99 years from July 1982. Council Tax band A. Mains Services Connected, Flood Risk very low. Broadband Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/ Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 likely, Vodafone, EE and Three limited.

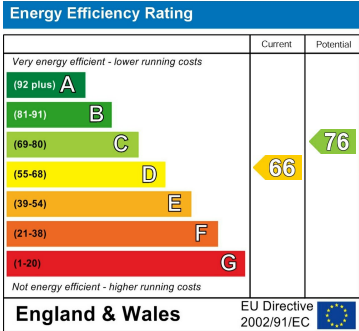
Area Map



Floor Plans



Energy Efficiency Graph



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