



## 17 Birchington Avenue

South Shields, NE33 4TY

Offers Around £105,000



Delighted to offer this versatile and larger than normal Upper Flat in this popular and sought after location. There are two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a stylish dining space or require the full three bedrooms. Currently two bedrooms and two reception rooms with a large kitchen and bathroom extension that allows a dining space in the kitchen and a separate WC to the bathroom. The main roof and extension roof have both been renewed and the home comes with gas central heating (boiler 2023), double glazing, separate rear yard and No Onward Chain. Don't miss the chance to make this delightful flat your new home.



## Entrance hall

With stairs to the first floor landing

## Front sitting room/bedroom 14'0" x 12'2" (4.27 x 3.71)

A versatile room making a lovely sitting room having the bay window, a feature fire surround with a gas fire and a radiator

## Rear lounge/dining room 13'2" x 13'2" (4.02 x 4.02)

Used as a dining room, this original lounge has a feature fire surround and a gas fire, radiator

## Kitchen diner 13'0" x 8'0" (3.97 x 2.46)

Longer and wider than the normal kitchen layout allowing space for a dining table, this kitchen comes with a range of wall and base units housing a sink, gas cooker, washer, dryer and fridge freezer. There are tiled splash backs, laminate floor and a radiator

## Rear lobby

Stairs down to the rear yard, laminate floor and a radiator

## Bathroom

A coloured suite of a bath, wash basin and half tiled walls, laminate floor and a radiator

## Separate WC

Half tiled walls, white WC and a radiator

## Bedroom 13'2" x 7'11" (4.02 x 2.42)

Off the rear lounge and with a range of built in wardrobes with louvre doors and overhead storage.

## Bedroom 9'0" x 9'0" (2.76 x 2.75)

Built in wardrobes with louvre doors and overhead storage, radiator

## External

A separate rear yard.

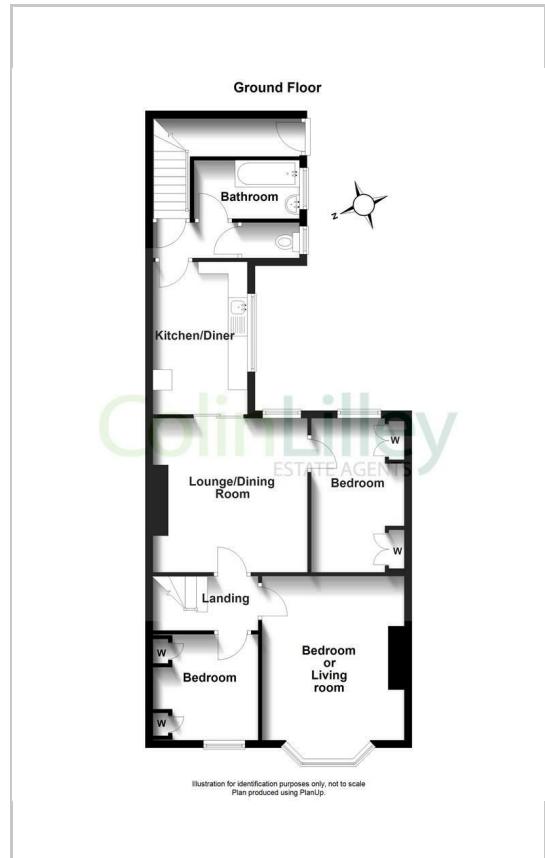
## Note

Freehold Title of No's 17 and 19 Birchington Avenue, subject to the reciprocal lease of No 19 which is 999 years from 2013. Council tax Band A, Mains Services Connected. Flood Risk very low. Broadband Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, EE and Three limited

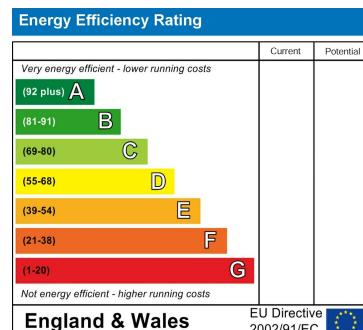
## Area Map



## Floor Plans



## Energy Efficiency Graph



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