



## 11 St Vincent Street

South Shields, NE33 3AR

Open To Offers £104,950



Situated in this popular location for both coast and town centre, a very spacious Upper Flat with versatile accommodation currently three bedrooms and one good reception rooms. The home comes with a large fitted kitchen, has a rear utility room, a shower room, two floored and lined loft rooms, and benefits from gas central heating, double glazing and was re roofed 2022. Outside there is a separate yard. No Onward Chain, viewing is essential to appreciate the space on offer.



## Entrance hall

Wood floor and stairs to the first floor landing, radiator. Access to the loft rooms is via a door and staircase

## Living room

Fire surround, ceiling rose and coving, wall lights and a radiator

## Kitchen

A great sized kitchen with a range of wall, base units and work surfaces housing a sink unit, gas hob with filter hood over, eye level double oven, tiled splash backs, breakfast bar area, radiator

## Utility

Stairs down to the rear yard with a utility room at the bottom of the stairs with plumbing for a washer

## Bedroom 3

A versatile room off the kitchen, could be used as a bedroom/home office or additional reception room, radiator

## Bedroom 2

Radiator

## Bedroom 1

Bay window, white marble period fire surround with cast inserts, column style radiators.

## Shower Room

Shower enclosure with mixer shower having drencher and spray shower heads, wash basin and WC, tiled walls and a towel radiator

## Loft rooms

Landing with velux window, radiator

## Loft room 1

Two velux windows, radiator

## Loft room 2

Velux window and radiator

## External

Small separate rear yard.

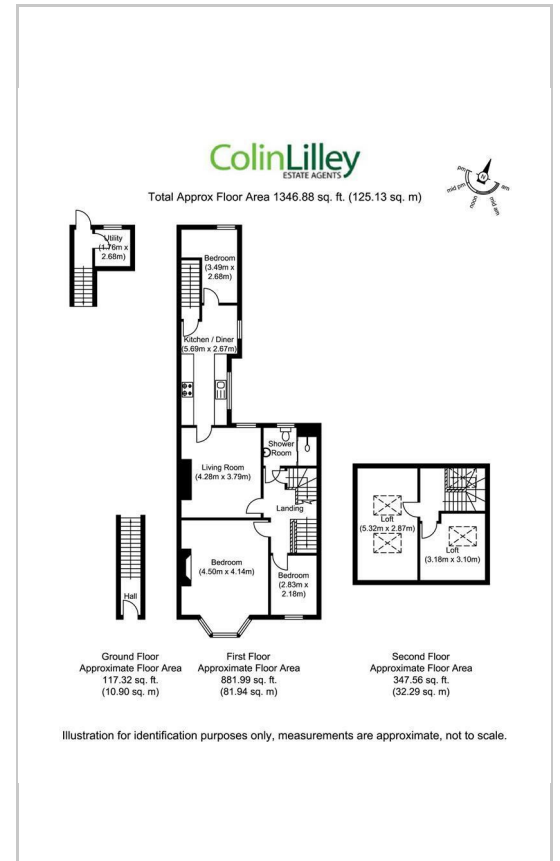
## Note

Re roofed in 2022. Lease extended in 2023 to 161 years from 1985. Ground rent £10 per annum. Mains Services Connected, Flood Risk very low. Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Availability BT, Sky and Virgin. Mobile Coverage O2 likely, Vodafone , EE and Three limited.

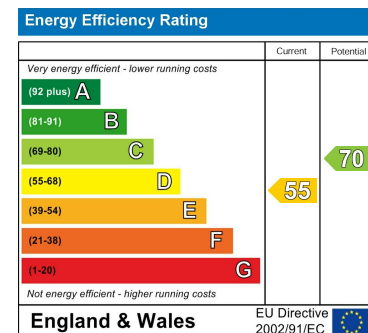
## Area Map



## Floor Plans



## Energy Efficiency Graph



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