ColinLilley
ESTATE AGENTS



135 Mowbray Road

South Shields, NE33 3BA

£119,950

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Ideal for the First Time Buyer or Downsizer looking for immaculate turn key accommodation in this great location for both coast and town, a First Floor Flat with a fitted kitchen diner and separate utility, a bathroom with electric shower over the bath, two bedrooms and a lounge to the front with bay window. There's neutral styled decor, a separate rear yard, gas central heating, double glazing and offered with No Onward Chain. Viewing is a must.







Entrance hall
Via PVCu front door with stairs to the first floor landing

Living room 13'11" x 11'10" (4.258 x 3.62)
To the front with a bay window, coving and a radiator

Kitchen diner 14'7" x 9'10" (4.45 x 3.00)
Fitted with a range of wall and base units housing a sink, electric hob with filter hood over and oven under, radiator

Utility 10'7" x 6'6" (3.24 x 2.00)
Base unit and work top with a sink unit and space for appliances, radiator

Bathroom 7'11" x 7'3" (2.42 x 2.21)
A three piece suite in white comprising a bath with an electric shower over, wash basin and WC, part tiled walls and a double radiator

Bedroom 1 10'7" x 8'3" (3.23 x 2.54)
Radiator

Bedroom 2 8'8" x 7'4" (2.65 x 2.26)
Radiator

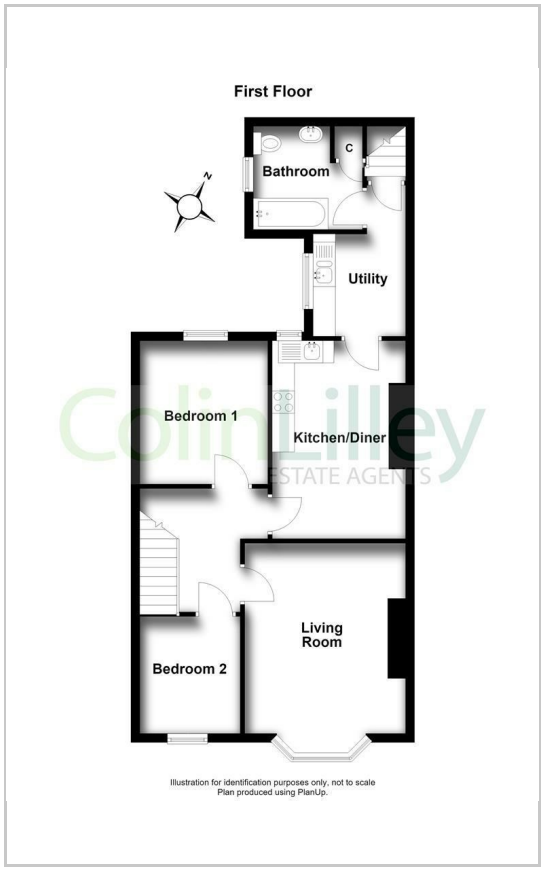
External
Separate rear yard with an open storage area.

Note
Freehold Title of 135 and 137 subject to the reciprocal lease of no 137 which is 999 years from January 1981. Council Tax Band A, Mains Services Connected. Flood Risk very low. Broadband Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, Three limited and EE unlikely

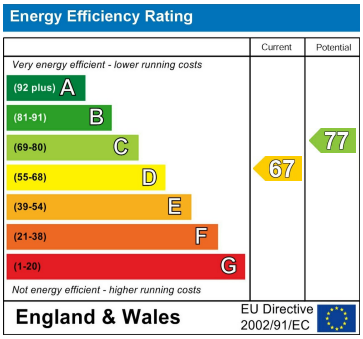
Area Map



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

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