



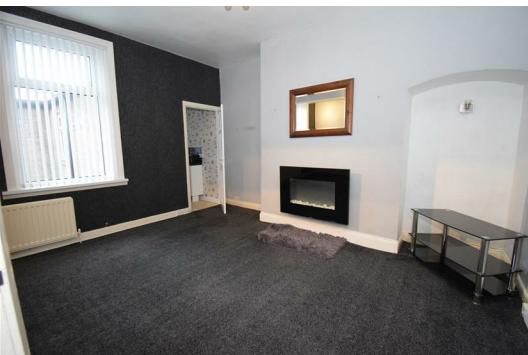
17 Broughton Road

South Shields, NE33 2RR

£79,950



Situated in a great location for the Town Centre and a walk to the coast, we are delighted to offer this two bedroom First Floor Flat with a lounge/dining room across the rear of the home. Ideal for the first time buyer or investor market, the home comes with a fitted kitchen, a bathroom with shower over the bath, the two bedrooms and is offered with No Onward Chain. Centrally heated and double glazed, with a separate rear yard, viewing of this freehold home is a must.



Entrance lobby

Via a composite front door, laminate floor and through to

Entrance hall

With stairs to the first floor landing with a radiator

Living room 14'9" x 11'8" (4.50 x 3.56)

Wall hung electric fire and a radiator with an arch open to the dining area

Dining area 8'10" x 6'9" (2.71 x 2.06)

Open from the living room

Kitchen 11'8" x 5'9" (3.56 x 1.76)

Fitted with wall and base units with contrasting work surfaces housing a sink unit, filter hood, (gas cooker, washer and fridge could be available) , door to the rear stairs down, radiator

Bathroom

Bath with mixer shower tap and mixer bar shower over, shower screen, vanity unit with wash basin, built in cupboard and a towel radiator. The WC is off the bathroom and has a built in cupboard housing the central heating boiler.

Bedroom 1 14'9" x 11'5" (4.50 x 3.50)

Square bay window and a radiator

Bedroom 2 8'6" x 6'3" (2.60 x 1.91)

Radiator

External

Separate rear yard

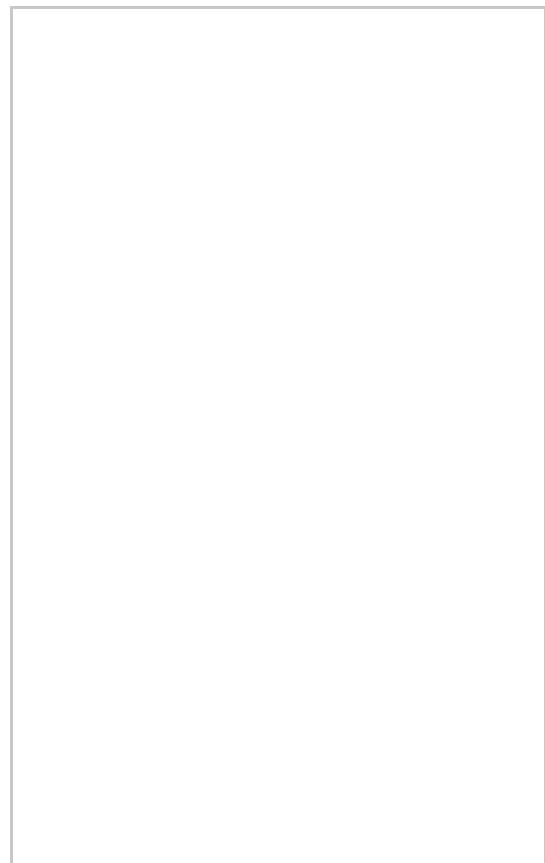
Note

Freehold title subject to the lease of the lower flat no 17a which is 999 years from January 1977. Council tax band A, Mains Services connected, Flood Risk none. Broadband Basic 16 Mbps, Superfast 69 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited

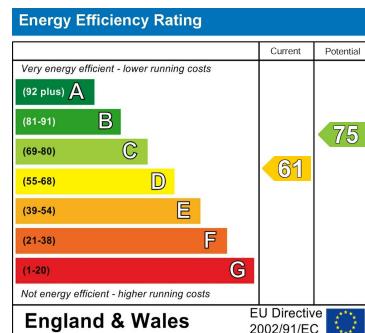
Area Map



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.