ColinLilley
ESTATE AGENTS



49 Alnwick Road

South Shields, NE34 0LB

Offers Around £95,000

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Situated on an end of terrace, this superb Upper Flat has surprisingly large accommodation currently configured as three bedrooms with a lounge diner across the rear. There is scope to convert to four bedrooms if required to enhance the rental potential of the home, but the space that is on offer makes for an excellent opportunity. Benefits include a white kitchen, a good sized bathroom with shower over the bath, double glazing, gas central heating via a replaced boiler with 6 year warranty remaining, renewed kitchen and bathroom flat roof with 10 year warranty, a long lease and No Onward Chain. A great first time buy or super rental investment for any portfolio. Viewing a must to fully appreciate.







Entrance hall
Through to stairs up to the first floor landing with radiator

Lounge dining room 12'7" x 12'4" and 10'1" x 6'8" (3.85 x 3.76 and 3.09 x 2.05)
Set across the rear of the home having a fire surround with marble hearth and back, laminate floor and two radiators. The dining area could be subdivided to provide a fourth bedroom if required

Kitchen 10'5" x 8'9" (3.20 x 2.67)
Fitted with wall and base units with work surfaces housing a sink unit, gas hob with filter hood over and oven under, tiled splash backs and a radiator

Utility hall
Plumbed for a washer, stairs down to the yard

Bathroom 8'8" x 6'6" (2.65 x 2.00)
Bath with mixer shower over, wash basin and WC, part clad walls and a radiator

Bedroom 1 14'1" x 13'1" (4.30 x 4.00)
Bay window, coving and dado rails, radiator

Bedroom 2 9'9" x 9'4" (2.98 x 2.86)
A double bedroom with radiator

Bedroom 3 13'1" x 9'8" max (4.00 x 2.95 max)
A single bedroom with built in storage cupboard, radiator

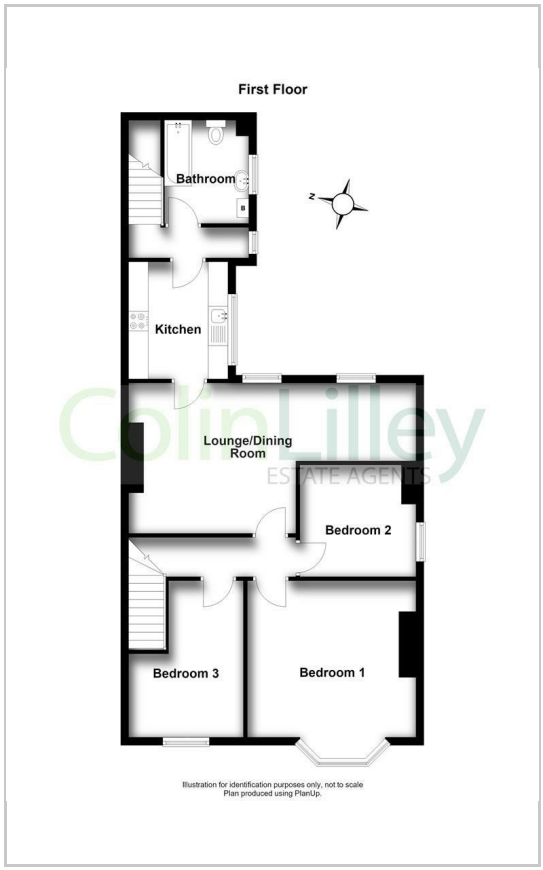
External
Shared rear yard area with right of access over to the rear.

Note
Long Leasehold Title 999 years from 1908, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 3 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

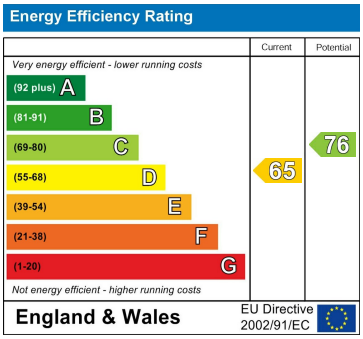
Area Map



Floor Plans



Energy Efficiency Graph



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