



86 Marine Approach

South Shields, NE33 2TE

£79,950



Ideally positioned for both the coastline and town centre, a Three Bedroom Upper Flat that would be ideal for the First Time Buyer or Buy To Let Investor. The home offers a fitted kitchen and bathroom, a lounge and the three bedrooms, is sensibly priced to reflect the scope to cosmetically upgrade and put your stamp on it and thus improve value. With gas central heating, double glazed windows, a separate rear yard and No Onward Chain, early viewing is a must



Entrance hall

Via a PVCu front door with stairs to the first floor landing

Living room 14'5" x 12'8" (4.41 x 3.87)

Fire surround with tiled heart and back, coving and a radiator

Kitchen 8'5" x 8'4" (2.58 x 2.56)

Fitted with wall and base units with contrasting work surfaces housing a sink unit, gas hob with oven under and filter hood over, integrated freezer, free standing washer and fridge, tiled splash backs and a radiator

Rear hall

With stairs down to the rear yard and bathroom off

Bathroom 5'2" x 4'7" (1.60 x 1.40)

Bath with a mixer shower tap, wash basin and WC, tiled and clad walls, radiator

Bedroom 1 14'1" x 10'7" (4.31 x 3.25)

Bay window, coving, built in alcove wardrobes and a radiator

Bedroom 2 10'9" x 7'2" (3.30 x 2.20)

Built in cupboard, radiator

Bedroom 3 8'3" x 7'8" (2.54 x 2.36)

Radiator

External

Separate rear yard

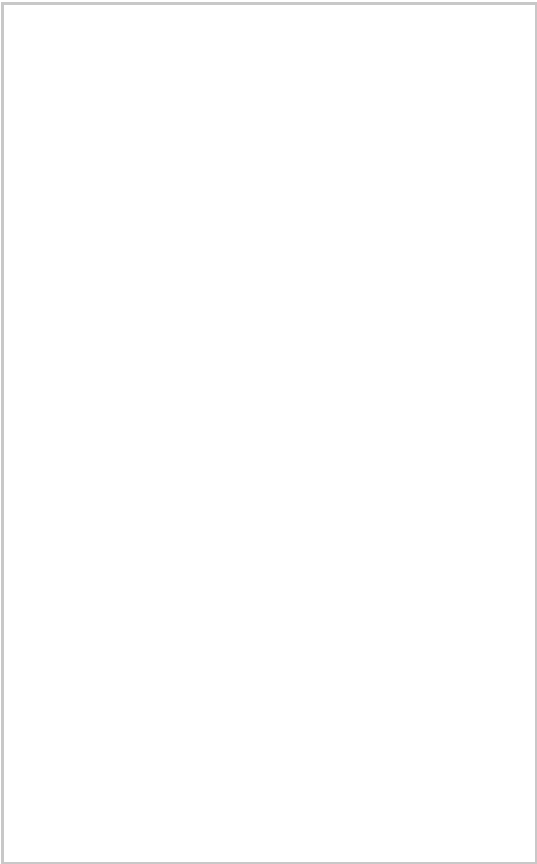
Note

Long Leasehold Title 999 Years from 1982, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps, Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 likely, Vodafone, EE and Three limited

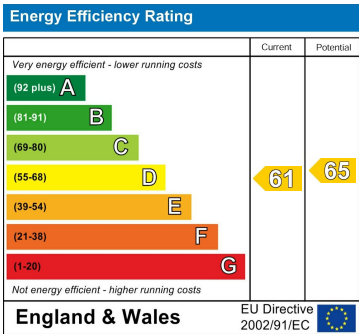
Area Map



Floor Plans



Energy Efficiency Graph



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