ColinLilley
ESTATE AGENTS



55 Long Row

South Shields, NE33 1JA

£350,000

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Communal Entrance hall
A communal entrance hall via an entry buzzer system, there are postboxes, stairs and lifts to all floors. One of the lifts exits at the front door to No 55

Private entrance hall
A lovely large hall with Amtico flooring which extends through double doors to the living, dinng kitchen area. The hall has a built in cupboard and a double built in laundry cupboard, plumbed for appliances. The hall has loft access, spot lights and an anthracite column radiator

Cloaks WC
A fully tiled cloakroom with walls and floor tiled. There's a WC and vanity wash basin in a vanity unit, spot lights and a towel radiator

Living dining kitchen
A superb open plan space with windows and views North, South and West. There is a media wall with electric contemporary fire, ample spot lights and French doors to the terrace. The kitchen has a moulded corian style dining/breakfasting table integrated to the kitchen units which also have a breakfast bar area. Housed in this super modern kitchen is an under bench sink unit, Quooker boiler tap, full size larder fridge and a freezer, dishwasher, oven and microwave, induction hob with in bench extraction, ample spot lghts and two anthracite column radiators

Roof terrace
The roof terrace comes with a seated balcony bar with glazed upstand, tiled floor and an outside tap. Access is from the lounge area or main bedroom

Bedroom 1
French doors give access to the roof terrace. There's a fitted headboard and bedisde tables to match, a large walk in wardrobe which is fully fitted and comes with a dressing table, spot lights and an anthracite columns radiator. A door gives access to the en suite

En suite
Large shower enclosure with the mixer shower having both drencher and hair washing shower heads, wash basin and WC, tiled walls and floor, spot lights and a towel radiator

Bedroom 2
Fitted dresser unit, spot lghts and a large walk in wardrobe fitted with wardrobe and storage space, anthracite radiator and door to the en suite

En suite
A full bathroom en suite with a bath having a mixer shower over and a shower screen, vanity unit with a wash basin, WC, velux window, tiled walls and floor, spot lights and a towel radiator

External
Enclosed behind railings and electric gates, the

block paved car parking area has two allocated bays for this apartment. There is an external bin store and service cupboards inside the building.

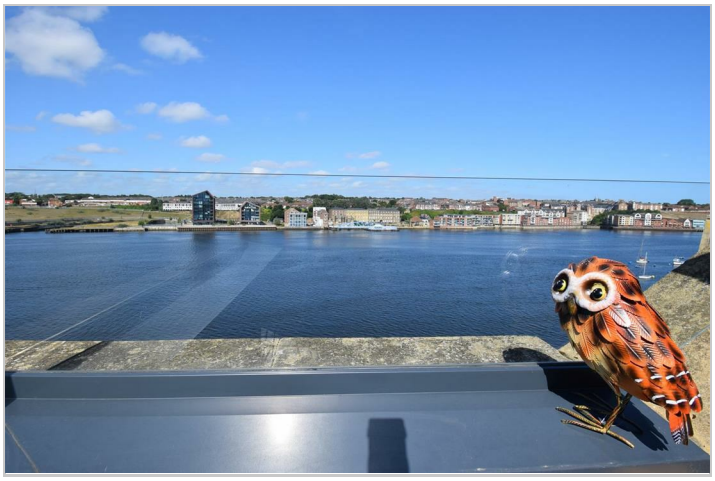
Note

Long Leasehold Title 999 years from January 2017. Peppercorn Ground Rent. A maintenance charge is payable for the upkeep of all communal areas and includes the buildings insurance. Currently around £1920 per annum. Council Tax Band E, Flood Risk none. Broadband Basic 15 Mbps, Superfast 64 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, Three and EE limited.





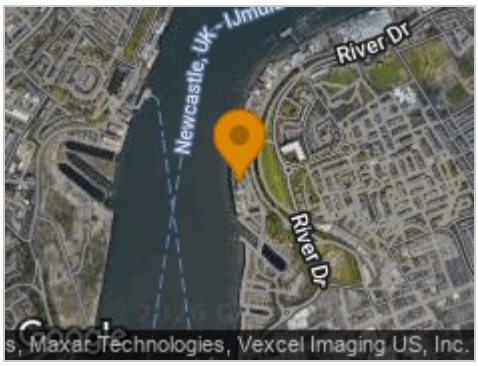




Road Map



Hybrid Map



Terrain Map



Floor Plan

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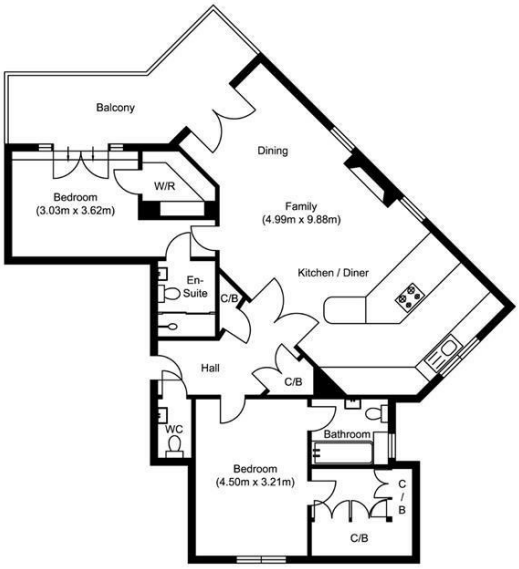
Total Approx Floor Area 1122.89 sq. ft. (104.32 sq. m)



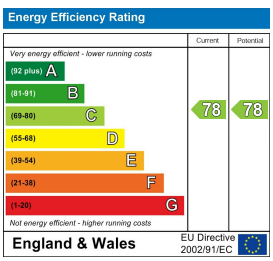
Fourth Floor
Approximate Floor Area
1122.89 sq. ft.
(104.32 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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118 Fowler Street, South Shields, Tyne & Wear, NE33 1PZ
Tel: 01914569499 Email: info@colinlilley.com colinlilley.com