



## 149 Osborne Avenue

South Shields, NE33 3BY

£98,000



Ideal for the First Time Buyer and sure to appeal, this neutrally presented three bedroom Upper Flat offers stylish accommodation in this popular location for the facilities and delights of both the coast and town centre. The home is double glazed, has a composite front door, comes with central heating, the boiler having been renewed about two year's ago, a new bathroom with shower over the bath, fitted kitchen with utility area, and a separate rear yard. With long leasehold title, don't delay, book that viewing today.



### Entrance hall

Via a composite front door with a tiled floor and stairs to the first floor landing with radiator

### Living room 15'1" x 11'1" (4.60 x 3.38)

Laminate floor and a radiator

### Kitchen 10'0" x 7'3" (3.07 x 2.23)

Fitted with wall and base units housing a sink unit with spray tap, gas hob with filter hood over and oven under, tiled splash backs, spot lights and laminate floor

### Utility

Plumbed for appliances, wall mounted central heating boiler (approx 2 years old), laminate floor

### Bathroom 6'9" x 5'11" (2.06 x 1.82)

A recently installed bathroom with stylish clad walls and wall niche. The three piece suite comprises a shower bath with mixer shower over having both drencher and spray shower heads, shower screen, a vanity unit houses the wash basin and there's a WC, spot lights and a towel radiator

### Bedroom 1 14'7" c 11'10" (4.47 c 3.61)

Bow window to the front, part feature panelled wall, two column style radiators

### Bedroom 2 11'1" x 8'10" (3.38 x 2.71)

Laminate floor and a radiator

### Bedroom 3 8'11" x 8'3" (2.72 x 2.53)

Radiator

### External

Rear stairs lead down to a separate rear yard

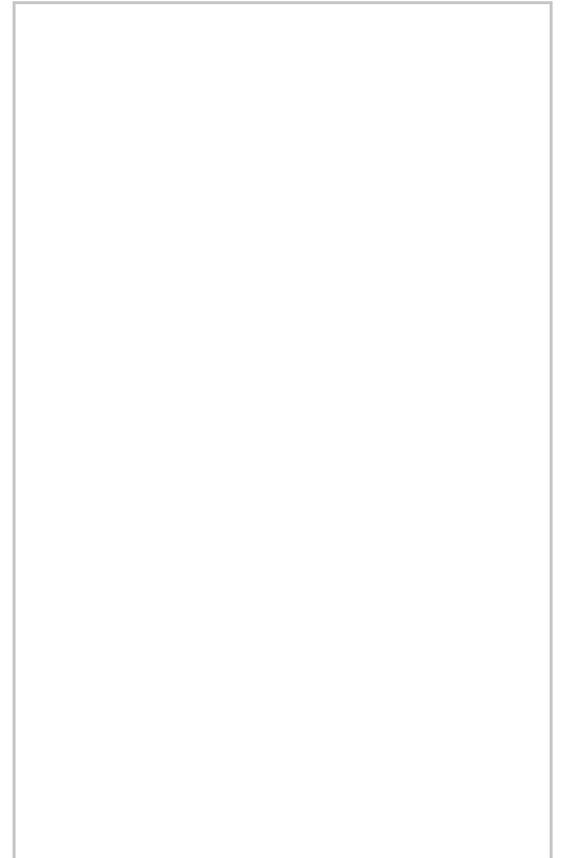
### Note

Long leasehold title, 999 years from 1910, GR £3.87 pa. Council Tax Band A, Mains Services Connected, Broadband Basic 15 Mbps, Superfast 77 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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