



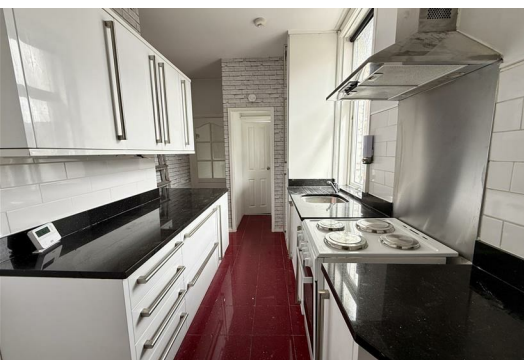
105 Mortimer Road

South Shields, NE33 4UH

£119,950



Ideal for those looking for that extra space in this popular location or for those looking to add to their investment portfolio, we are delighted to offer this recently refreshed and presented versatile upper maisonette offering three bedroom accommodation over the two floors. The loft bedroom is extensively fitted with wardrobes and drawers, whilst the lovely front room, currently as a reception room, could be another bedroom if required. There's a rear lounge and bedroom, fitted kitchen with granite work surfaces, a 2021 installed bathroom and a box bedroom or home office. Benefits include gas central heating, double glazing, some new flooring, re roofed 2021, separate yard and No Onward Chain. Early viewing essential to fully appreciate the space and accommodation on offer.



Entrance hall

Via a PVCu front door with stairs to the first floor landing with feature wood panelling, return stairs to the second floor, laminate floor and a radiator

Living room/bedroom 14'11" x 13'7" (4.55 x 4.15)

A versatile room with lovely bay window and a fire surround, radiator. Currently a lounge but could easily be a large double bedroom if required.

Box room/office 6'6" x 6'1" (1.99 x 1.87)

Radiator

Living/dining room 14'2" max x 11'1" (4.32 max x 3.40)

Laminate floor and a radiator

Bedroom 14'2" x 7'11" (4.32 x 2.43)

Radiator

Kitchen 10'9" x 8'6" (3.29 x 2.61)

A modern fitted kitchen with a good range of wall and base units having granite work surfaces and housing an under bench sink, electric cooker with filter hood over, tiled splashbacks and granite effect floor tiles, radiator

Lobby

Overhead cupboards, plumbed for a washer, granite effect floor tiles.

Bathroom 8'0" x 4'8" (2.46 x 1.44)

A three piece suite in white comprising a bath with a mixer shower tap and shower screen, wash basin and WC, clad walls, laminate floor, spot lights and a radiator.

Second floor

Landing with double doors to the bedroom

Bedroom 19'6" x 17'1" max (5.95 x 5.23 max)

A loft style bedroom, extensively fitted with wardrobes and drawer sets, eaves loft access, two velux windows and a radiator

External

Separate rear yard with outside tap.

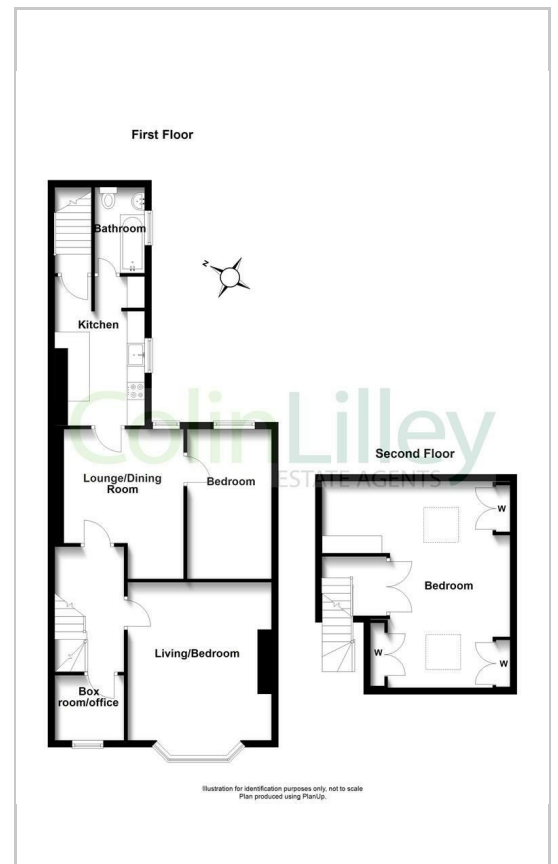
Note

Freehold of 105 and 107 Mortimer Road, subject to the reciprocal lease of no 107 which is 999 years from 1981. Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 14 Mbps, Superfast 80 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Three likely, Vodafone and EE limited

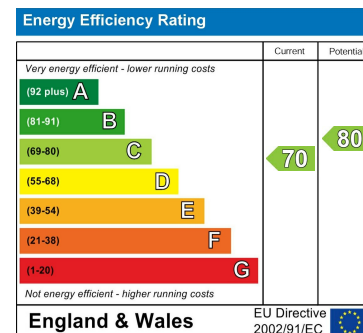
Area Map



Floor Plans



Energy Efficiency Graph



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