



## 28 Ingham Grange

South Shields, NE33 3JJ

£160,000



Delighted to offer this lovely light and bright Detached Bungalow for the over 55's in this quiet, leafy location close to Westoe Village. On offer is a rare opportunity to acquire a 75% share in one of only six purpose built bungalows in the Ingham grange development. Recently renovated with a new modern kitchen and stylish bathroom, this wonderful home has fresh décor and flooring with a lovely outside patio that catches the mid afternoon sun. The accommodation offers a generous lounge, two bedrooms, the new kitchen and bathroom, gas central heating, wooden double glazed windows and is being sold with a super long lease with 967 years unexpired. Ideal for retirement planning, this is a superb secure proposition with no onward chain.



Entrance hall

Via PVCu front door, radiator

Living room 13'10" x 12'6" (4.23 x 3.82)

A lovely sized room with a single door to the private patio area. The room has dado rails and a radiator

Kitchen 11'1" x 7'6" (3.40 x 2.31)

A new modern design fitted kitchen with wall and base units having contrasting work surfaces housing a sink unit, electric hob with oven under and filter hood over, cupboard with the Ideal central heating boiler, space for appliances ( the fridge freezer and washer are available by separate negotiation)

Bathroom 7'6" x 6'11" (2.31 x 2.13)

A new white bathroom suite with clad walls and comprising a bath with a mixer shower tap and shower screen, vanity unit with wash basin, WC, built in cupboard and a towel radiator.

Bedroom 1 12'6" x 9'8" (3.82 x 2.97)

Radiator

Bedroom 2 8'3" x 8'0" (2.52 x 2.45)

Radiator

External

Private patio area and garden which is a lovely spot to catch the mid afternoon sun.

Note

Long Leasehold Title 999 years from 1992. The purchase is for a 75% share of the property with 25% retained by Places for People. There is a monthly maintenance charge payable of £105.51 which covers buildings insurance for the main structure and upkeep of communal areas. Council Tax Band C, Mains Services Connected, Flood Risk none. Broadband Basic 16 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2, Three and Vodafone likely. EE limited

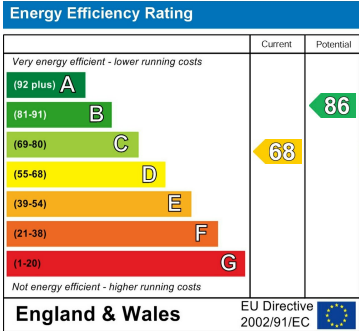
Area Map



Floor Plans



Energy Efficiency Graph



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