



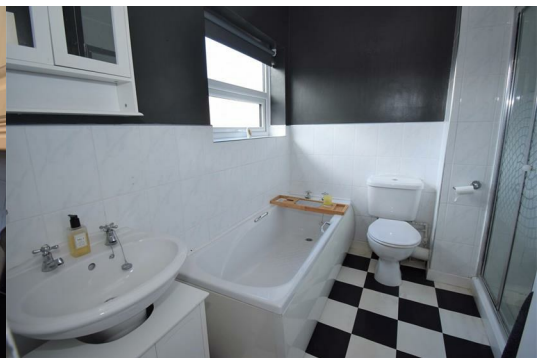
40 Crofton Street

, South Shields, NE34 0QP

£79,950



An ideal first buy being this light and spacious Upper Flat with versatile accommodation. On offer is a lounge which opens into a dining area, once a third bedroom and easily converted, a lovely large main bedroom with bay window, bedroom 2, a fitted kitchen and utility lobby and a four piece bathroom suite with separate shower enclosure. The home offers a blank canvas to move into, comes with gas central heating, double glazing, long leasehold and a separate rear yard. No Onward Chain, viewing a must.



Entrance Hall

Via a PVCu front door through to the hall with stairs to the first floor landing where there is loft access via a ladder and some loft boarding.

Living Room 13'5" x 11'2" (4.10 x 3.41)

Alcove shelves and a radiator, open through to

Dining Area 10'11" x 7'10" (3.34 x 2.41)

Radiator. this room could easily convert to a third bedroom if required.

Kitchen 8'11" x 8'1" (2.74 x 2.48)

Fitted with a range of wall, base units and work surfaces housing a sink unit, gas hob and oven with filter hood over, plumbed for a dishwasher and door to stairs down to the yard.

Lobby

Plumbed for a washer, central heating boiler

Bathroom

A four pice bathroom comprising a bath, wash basin and WC, separate shower enclosure with electric shower, half tiled walls and a radiator

Bedroom 1 16'9" x 11'8" (5.13 x 3.56)

A lovely large bedroom with bay window and radiator

Bedroom 2 8'4" x 8'2" (2.55 x 2.50)

Radiator

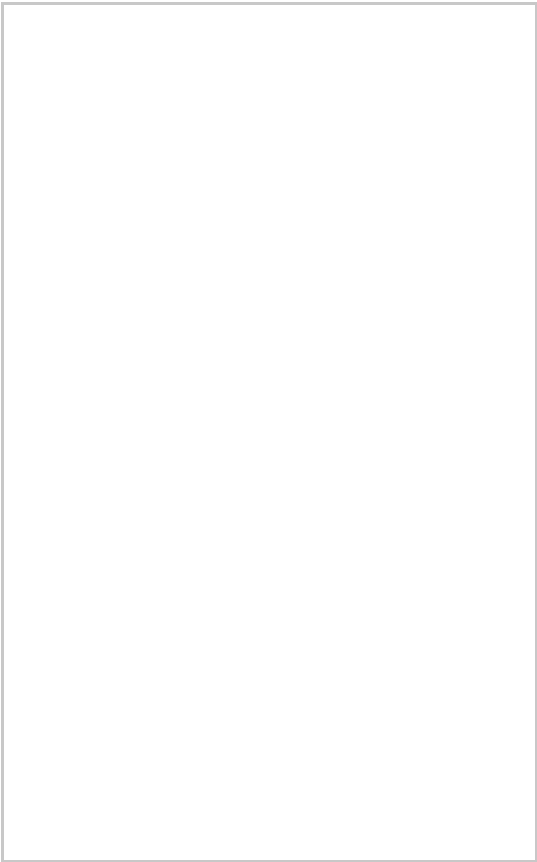
External

Separate rear yard. Long leasehold 999 years from 1976

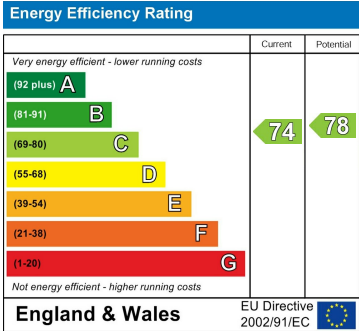
Area Map



Floor Plans



Energy Efficiency Graph



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