



## 30 Baring Street

South Shields, NE33 2DR

£85,000



Delighted to offer this turn key Upper Flat, ready to go right in the centre of town on the Lawe Top, close to both the coast and also the town centre. Ideal for the first time buyer or investor looking at buy to let, the property offers a blank canvas with two bedrooms, living room, fitted kitchen and shower room. There's gas central heating, double glazing, long leasehold title, a separate rear garden with decking and no onward chain. Ready to occupy, don't miss out on a great buy.



Entrance lobby

With laminated floor and through to

Entrance hall and landing

Stairs to the first floor which has a half landing with a radiator. There is a sliding door to the rear stairs to the outside. The main landing has a built in cupboard with twin doors.

Living room 14'6" x 13'7" (4.43 x 4.15)

A good sized living room with a large built in cupboard housing the central heating boiler, laminate floor and a radiator

Kitchen 9'8" x 7'10" (2.97 x 2.40)

Fitted with a range of white wall and base units with contrasting work surfaces housing a sink unit, gas hob with oven under and filter hood over, space for appliances, tiled splash backs and laminate floor.

Shower room

A large shower enclosure with a mixer shower having both drencher and spray shower heads, vanity units housing a sink unit and WC, laminate floor and a towel radiator

Bedroom 1 14'7" x 12'6" (4.45 x 3.82)

Bay window, laminate floor and a radiator

Bedroom 2 10'11" x 7'5" (3.35 x 2.27)

Laminate floor and a radiator

External

Separate rear 'yarden' with decked area and gate to the lane

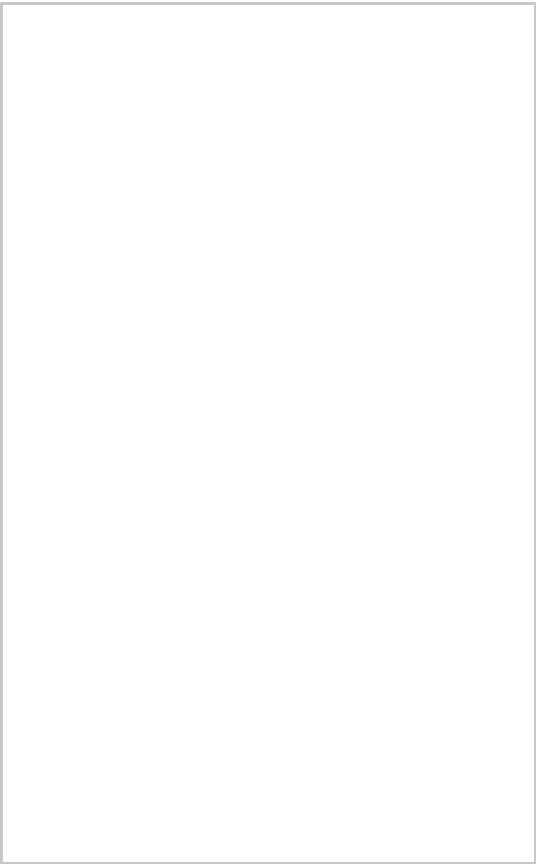
Note

Long leasehold title, 999 years from June 2007 at a peppercorn ground rent. Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited.

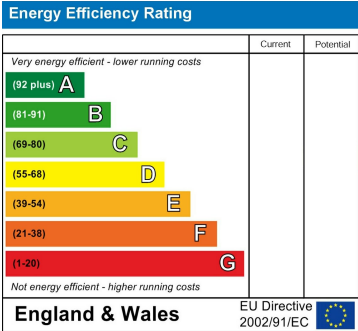
Area Map



Floor Plans



Energy Efficiency Graph



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