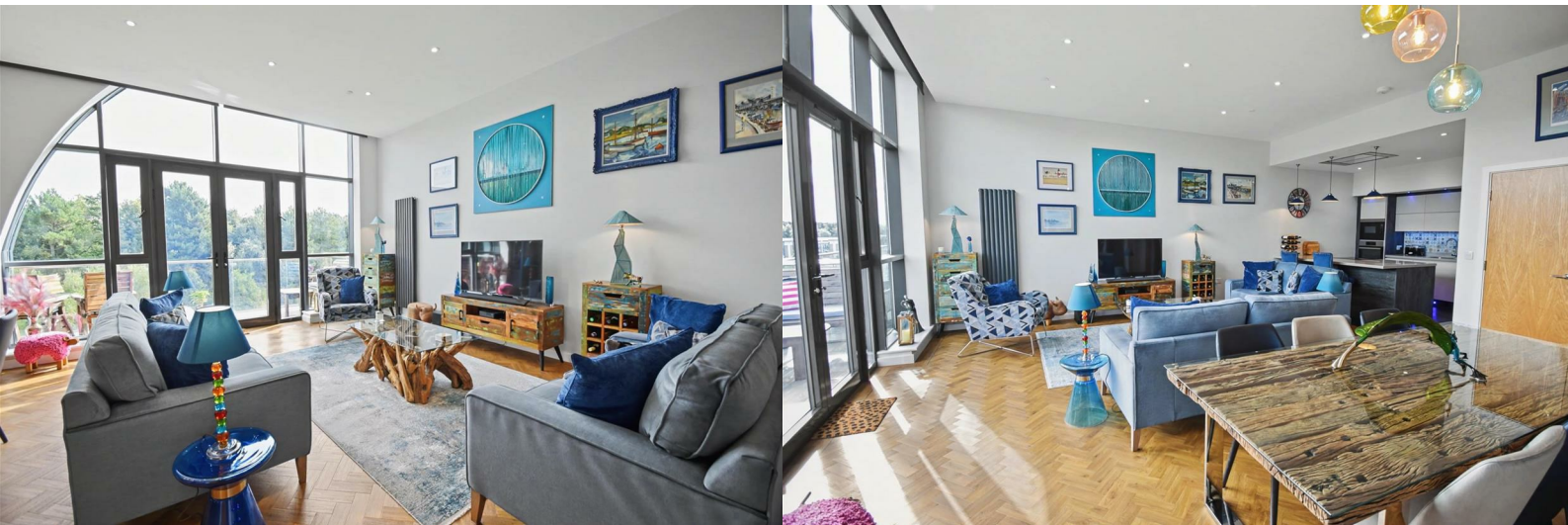




56 Long Row

South Shields, NE33 1JA

Offers Around £299,950



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Communal entrance hall

A communal entrance hall via a video entry system. There are post boxes, stairs and lifts to all floors with recent decor adding character to the communal hall.

Private entrance hall

A lovely L shape entrance hall with herringbone designed Amtico flooring and quality internal doors.

Living dining kitchen

An amazing open plan living dining and kitchen room with side window giving a view of the river and superb arched window with French doors to the balcony and electric blinds for privacy. This superb styled room has a bespoke designed and built storage and display unit by NB, herringbone designed Amtico flooring and ample spot lighting. Opening into the kitchen area via a large breakfasting unit with induction hob and extractor fan over, the contemporary modern sleek kitchen units have corian style covered work surfaces housing a sink unit, integral fridge and freezer, dishwasher, oven and microwave, concealed recycle bins, led coloured unit lighting and stylish tiled splashbacks. There is a large double laundry cupboard with plumbing for a washer and the open plan space is heated via anthracite coloured column radiators

Balcony

A lovely large balcony with new composite

decked flooring, double aspect views and a light and sunny aspect for the morning sun.

Bedroom 1

Well thought out with fitted wardrobes and storage by NB. Permission has been granted for French doors to be fitted, should they be required, giving access to additional outside space, anthracite coloured column radiator

En suite

A quality en suite shower room with a double enclosure having both drencher and hair washing shower heads, wash basin and WC, tiled walls and floor, chrome towel radiator

Bedroom 2

A good sized second double bedroom fitted by NB with a range of wardrobes and a dresser with storage units, radiator

Bathroom

The main bathroom comprising a P shape shower bath with mixer shower having both drencher and hair washing shower heads, shower screen, wash basin and WC, two tone tiled walls and floor, spot lights and a chrome towel radiator

External

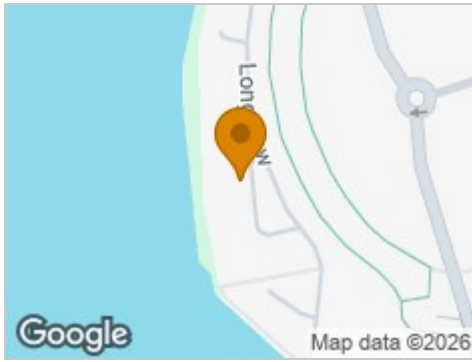
Enclosed behind electric gates, there are landscaped and block paved communal areas. There are two allocated parking spaces for the apartment, an external bin store and service cupboards within the complex.

Note

Long leasehold title 999 years from January 2017 with a £5 fixed annual ground rent. A maintenance charge is payable for the upkeep of all communal areas and includes buildings insurance, window cleaning, general maintenance and flood insurance. Currently £1920 per annum. Council Tax Band C, Mains services connected, Flood Risk none, Broadband Basic 15 Mbps, Superfast 64 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, Three and EE limited.



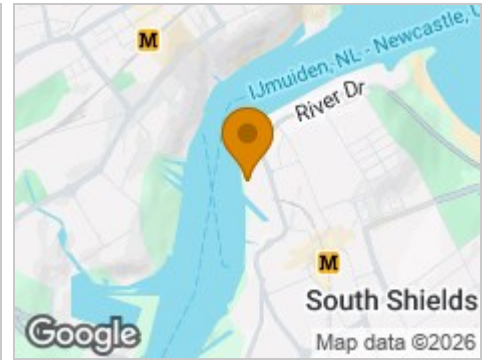
Road Map



Hybrid Map



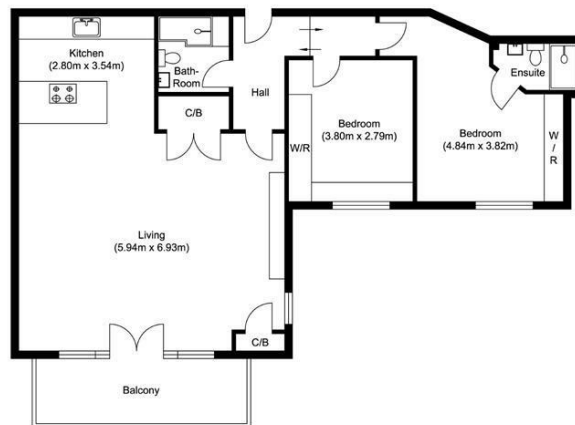
Terrain Map



Floor Plan

ColinLilley
ESTATE AGENTS

Total Approx Floor Area 1093.61 sq. ft. (101.60 sq. m)



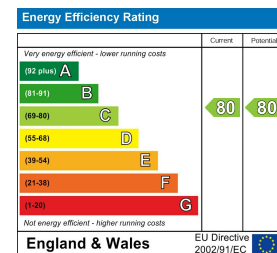
Ground Floor
Approximate Floor Area
1093.61 sq. ft.
(101.60 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.