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ESTATE AGENTS



71 Dean Road

South Shields, NE33 4AY

£81,950

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Close to the centre of Westoe with the bars and restaurants close by and within a short walk to Chichester Metro, this recently refreshed super large three bedroom Upper Flat would be ideal for those looking for an affordable base and great space in this convenient location. The home has been re-roofed, comes with double glazing and gas central heating, offers a lovely large kitchen with breakfast bar area and has a bathroom with shower over the bath and utility space plumbed for a washer. Outside is a separate rear yard. Ideal for either a First Time Buyer or investor growing their portfolio, there is No Onward Chain and so viewing is essential to secure.







Entrance lobby
Through to

Entrance hall
Stairs to the first floor landing which has loft access via a hatch and ladder, the loft having some boarding for storage

Living room 14'3" x 14'1" (4.35 x 4.30)
A great sized room with a fire surround on a feature chimney breast, radiator

Kitchen 12'9" x 8'11" (3.90 x 2.74)
An impressive sized kitchen with breakfast bar area and a range of wall, base units and work surfaces housing a sink unit, gas hob with oven under, filter hood over, fridge freezer and plumbed to include a dishwasher, tiled splash backs, radiator

Rear hall
With stairs down to the yard

Bathroom 10'7" x 5'6" (3.23 x 1.70)
A bathroom with utility area with plumbing to include washer. The suite comprises a bath with mixer shower over and shower screen, wash basin and WC, clad and tiled walls with a tiled floor, towel radiator

Bedroom 1 15'3" x 14'7" (4.65 x 4.45)
A wonderful large bedroom or indeed a second reception room, comes with a bay window with some pleasant distant views, radiator

Bedroom 2 10'8" x 7'10" (3.26 x 2.40)
Radiator

Bedroom 3 8'10" x 7'1" (2.71 x 2.16)
Radiator

External
A separate rear yard with a brick built outhouse and an open storage outhouse. New rear yard gate.

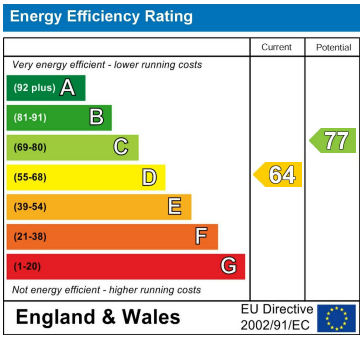
Note
Freehold Title of 71 and 73 Dean Road, subject to the reciprocal lease of No 73 which is 999 years from March 2022., Ground Rent £15 per annum. Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 8 Mbps, Superfast 60 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone, EE and Three all likely.

Area Map



Floor Plans

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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