Colin Lilley
ESTATE AGENTS



54 Marlborough Street North

South Shields, NE33 4DA

Offers Around £64,950

2 | 1 | 1 | C

Ideal for the First Time Buyer or Investor Buy to Let portfolio this very spacious two bedroom Ground Floor Flat offers a blank canvas for the incoming buyer to renovate and improve yet comes with gas central heating, double glazing and neutral fresh decor with a large kitchen and bathroom with shower tap and screen. There is a long leasehold title and the benefit of No Onward Chain in this great location for Westoe, Chichester Metro and the town centre. Viewing essential







Entrance hall
Built in cupboard, radiator

Living room 14'9" x 13'1" (4.50 x 4.00)
Fire surround, built in alcove cupboard, radiator

Kitchen 11'8" x 6'7" (3.56 x 2.02)
Fitted with base units and work surfaces housing a sink unit, gas cooker, washer, fridge and freezer, wall mounted central heating boiler.

Lobby
Built in cupboard and door to the yard

Bathroom 9'11" x 4'6" (3.03 x 1.38)
Bath with a mixer shower tap and screen, wash basin and WC, radiator

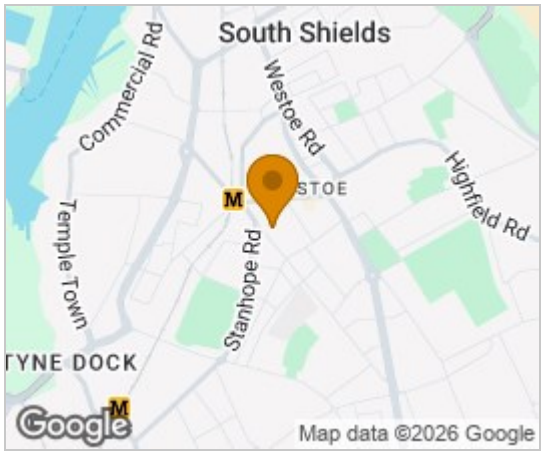
Bedroom 1 14'9" x 14'2" (4.50 x 4.32)
Square bay window, radiator

Bedroom 2 11'4" x 7'10" (3.46 x 2.40)
Radiator

External
Shared rear yard area with right of access to the lane

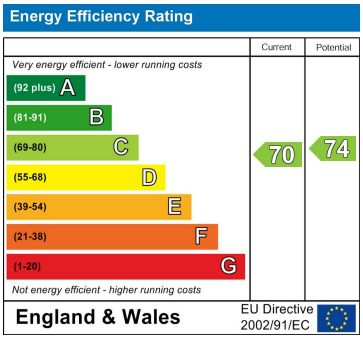
Note
Long Leasehold Title 999 years from 1994, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 15 Mbps, Superfast 58 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre TV Availability BT, Sky and Virgin, Mobile Coverage O2, Three and Vodafone likely, EE limited.

Area Map



Floor Plans

Energy Efficiency Graph



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.

118 Fowler Street, South Shields, Tyne & Wear, NE33 1PZ
Tel: 01914569499 Email: info@colinlilley.com colinlilley.com