



## 30 Leighton Street

South Shields, NE33 3BU

£92,995



First Time Buyers Delight, ready to move into with a stylish interior, quality carpets, re modelled fitted kitchen and modern bathroom with shower over the bath, this lovely Ground Floor Flat is perfectly situated to use the coast, town centre and even local shops on Westoe Crown Village. Centrally heated, double glazed with composite doors and having two good bedrooms and a large separate rear yard to enjoy the morning sun. Offered with No Onward Chain so ready to go! Viewing a must



Entrance lobby

Via a composite front door and through to

Entrance hall

Large built in storage cupboard, radiator

Living room 14'10" x 11'0" (4.53 x 3.37)

With outlook over the separate rear yard and access through to the kitchen, radiator

Kitchen 11'3" x 6'2" (3.45 x 1.90)

Remodelled and refreshed with coloured doors and hardwood work surfaces with tiled splash backs creating a lovely workspace. Appliances include an electric hob and oven with filter hood over, washing machine, tiled floor, oak window sill and a composite door to the yard

Lobby

Tiled floor

Bathroom

A stylish bathroom with white suite and grey tiling to some of the walls. There's a mixer shower over the bath with a shower screen, a wash basin and WC, radiator

Bedroom 1 14'2" x 13'1" (4.32 x 4.00)

Bay window and radiator

Bedroom 2 11'5" x 8'9" (3.50 x 2.68)

Radiator

External

Large separate rear yard with a tap and South East aspect ideal for the morning sun

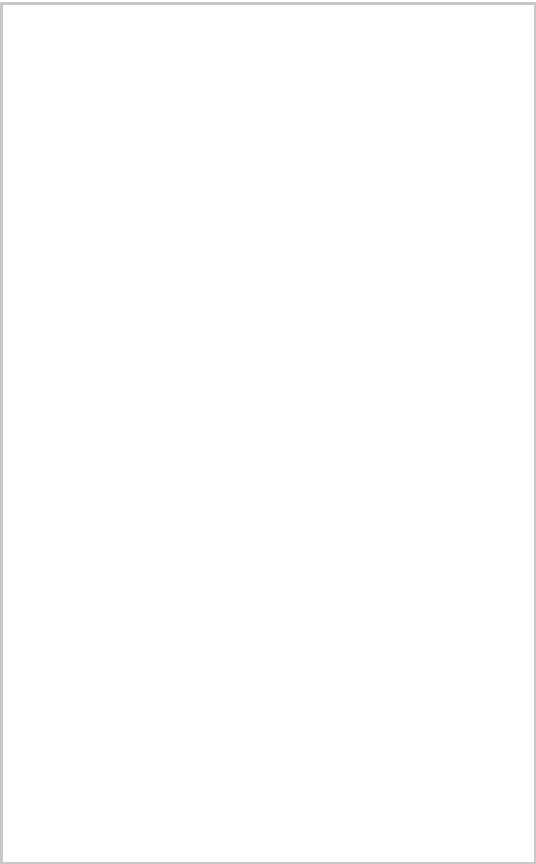
Note

Leasehold Title of 999 years from 1996 with a low ground rent of £1.86. Council Tax Band A, Flood Risk None, Mains Services Connected. Broadband Basic 14 Mbps, Superfast 60 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, likely, Vodafone, EE and Three limited.

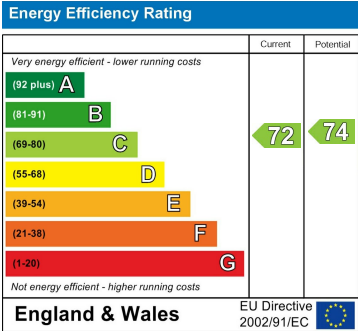
Area Map



Floor Plans



Energy Efficiency Graph



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