



1 Sea Winnings Way

Westoe Crown Village South Shields, NE33 3NE

£139,500



A superb Ground Floor Apartment very close to the front of this popular development with some limited sea views from both the kitchen and lounge diner. The home is well presented with neutral decor and offers a blank canvas for the first time buyer or those looking to downsize. On offer are two bedrooms, a fitted kitchen with oven, hob and fridge freezer, a modern bathroom with shower over the bath and lovely lounge diner with fireplace. Benefits include gas central heating, double glazing, laminate flooring and allocated parking close to the rear of the home. This is a lovely property with No Onward Chain and a stones throw from the coast and the fabulous facilities on offer.



Communal entrance

Via an entry system and with a door though to the rear car park. Stairs lead to the upper floors

Entrance lobby

A private entrance lobby with laminate floor and through to:

Entrance hall

Built in storage cupboard, wall display niche, laminate floor and a radiator

Lounge dining room 17'5" x 11'1" (5.31 x 3.39)

A lovely sized room with a focal point fire surround incorporating an electric fire, laminate floor and two radiators

Kitchen 8'10" x 8'7" (2.70 x 2.63)

Fitted with a range of wall and base units with work surfaces housing a sink unit, gas hob with filter hood over and oven under, fridge freezer, space for appliances, Worcester central heating boiler, tiled splash backs, spot lights and a radiator

Bathroom 8'10" x 5'2" (2.70 x 1.60)

Three piece white suite of a bath with a mixer shower tap and shower screen, wall hung vanity unit with wash basin, WC, part tiled walls and a tiled floor, spot lights and a radiator

Bedroom 1 11'4" x 11'0" (3.47 x 3.37)

Laminate floor and a radiator

Bedroom 2 9'6" x 7'8" (2.90 x 2.35)

Laminate floor and a radiator

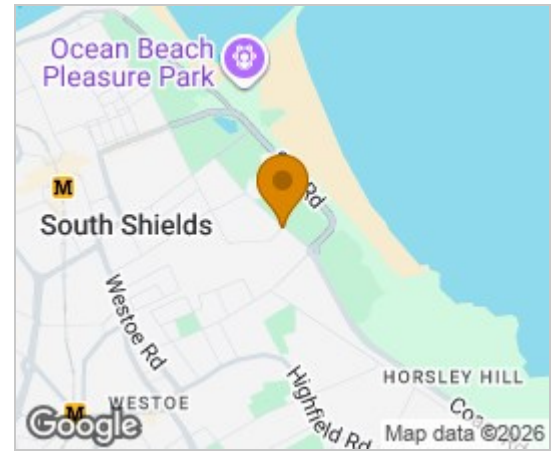
External

An allocated parking bay situated just to the rear and close to the property, bin store.

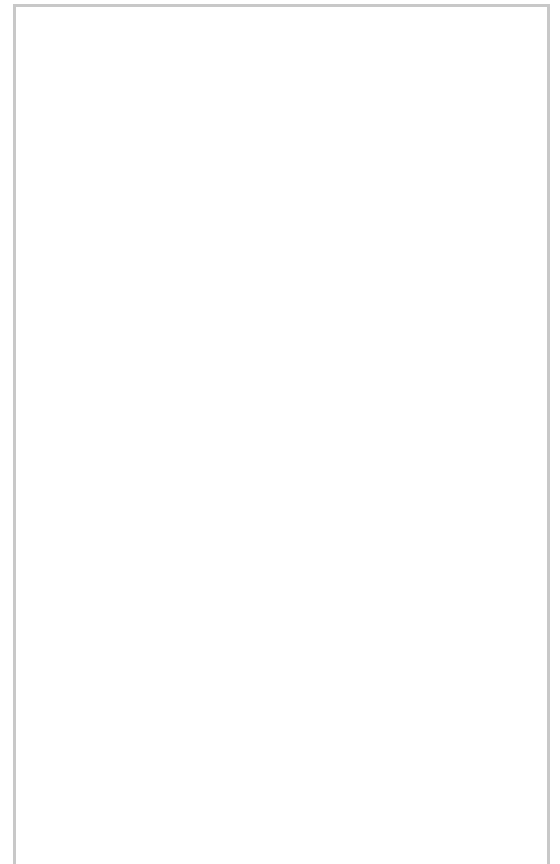
Note

Leasehold Title, 150 years from 2003, Ground Rent £206 per annum. A maintenance charge is payable for the upkeep of all communal areas and included buildings insurance. Currently £1080 per annum. Council Tax Band C, Mains Services Connected, Flood Risk very low Broadband Basic 13 Mbps, Superfast 72 Mbps. Satellite/Fibre Tv Availability BT and Sky. Mobile Coverage O2 likely, Three, EE and Vodafone limited.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.