



## 12 The Glebe

90 Westoe Road South Shields, NE33 3JQ

Offers Around £88,950



Value for Money for a top floor apartment in the heart of South Shields, close to shops and public transport links. It comes with an allocated parking bay to the rear, UPVC double glazing, combi gas central heating system, fitted kitchen, and fitted wardrobes to both bedrooms. This apartment is neutrally styled, has a four piece bathroom with bath and separate shower enclosure and a fitted kitchen with some integral appliances. These apartments offer generous room sizes compared to most other modern apartments in the town. Viewing is a must.



## Communal Entrance Hall

Via secure entry system, stairs to all floors

## Entrance Hall

Laminate flooring, radiator, built in cupboard and loft access.

## Lounge dining room 16'11" x 13'1" max (5.16 x 3.99 max)

Bay window overlooking Westoe Road, laminate flooring, two radiators.

## Kitchen 9'4" x 9'2" (2.84 x 2.79)

Tiled flooring. Range of base, wall and drawer units with complementing work surfaces, incorporating a stainless steel sink unit; ceramic hob with extractor hood above and electric oven below, tiled splash backs. Integrated dishwasher and fridge freezer. Cupboard housing combi boiler, radiator.

## Bedroom 1 12'10" x 11'7" (3.91 x 3.53)

Fitted wardrobes with sliding doors. Radiator

## Bedroom 2 11'10" x 7'1" (3.61 x 2.16)

Fitted wardrobes with sliding doors. Radiator.

## Bathroom

Tiled floor, radiator. White suite comprising low level WC, pedestal wash hand basin, panelled bath and separate shower cubicle with electric shower. Tiled splash backs.

## Externally

Allocated parking bay to the rear of property, with access off Westoe Road.

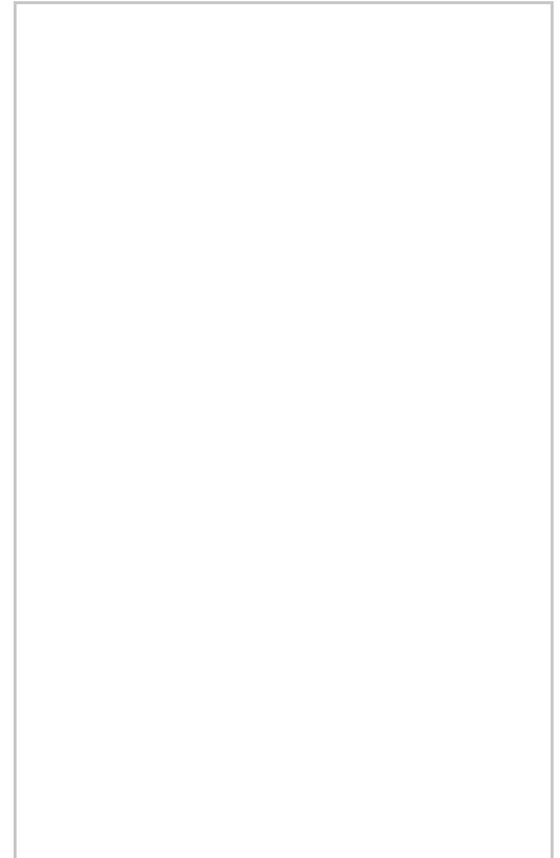
## Note

Leasehold 125 years from 2004. Service charge of approx £70 per month, which includes individual buildings insurance and maintenance of communal areas. Council tax Band B. Mains Services connected. Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT and Sky

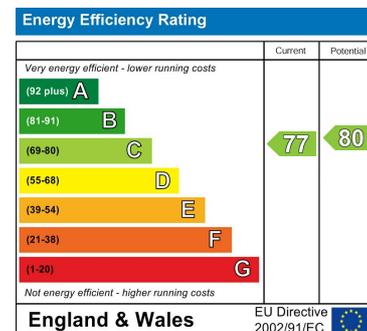
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.