ColinLilley
ESTATE AGENTS



87 Coleridge Avenue

South Shields, NE33 3HA

Offers Around £59,950

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Fantastic New Price, Ideal First Home.
Ideal for the first time buyer in this popular location for both coast and town, a well proportioned affordable one bedroom ground floor flat offered with no onward chain. The layout offers a large front lounge with bay window, a great sized double bedroom that has an en suite bathroom with a shower over the bath and there's a fitted kitchen with oven and hob. Fresh recent decor, double glazing and gas central heating make an all round affordable first home.







Entrance lobby
Via a PVCu front door, laminate floor and through to

Entrance hall
Built in cupboard, laminate floor and a radiator

Living room 14'4" x 12'9" (4.38 x 3.90)
To the front with a bay window and a wall hung electric fire, laminate floor and a radiator

Bedroom 14'2" x 11'11" (4.34 x 3.64)
To the rear and a great size with laminate floor and a radiator with a door to the bathroom

Bathroom 7'5" x 7'3" (2.28 x 2.21)
Bath with an electric shower over and shower screen, wash basin and WC, radiator

Kitchen 10'11" x 7'8" (3.33 x 2.34)
Fitted with wall and base units housing a sink unit, gas hob with oven under, tiled splash backs and laminate floor, radiator and door to the yard

External
Rear yard area open with the upstairs yard and access to the rear lane.

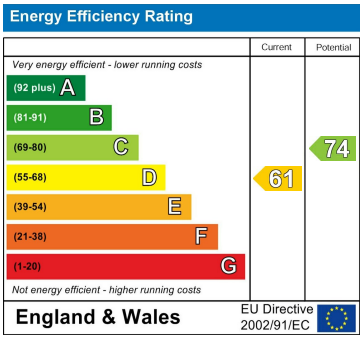
Note
Freehold Title of 87 and 85 Coleridge Avenue, subject to the reciprocal lease of no 85 which is a 99 year lease from 1982 at a ground rent of £15pa. Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, EE and Three 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.

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