



11 St Vincent Street

South Shields, NE33 3AR

Open To Offers £104,950



Situated in this popular location for both coast and town centre, a very spacious Upper Flat with versatile accommodation currently three bedrooms and one good reception rooms. The home comes with a large fitted kitchen, has a rear utility room, a shower room, two floored and lined loft rooms, and benefits from gas central heating, double glazing and was re roofed 2022. Outside there is a separate yard. No Onward Chain, viewing is essential to appreciate the space on offer.



Entrance hall

Wood floor and stairs to the first floor landing, radiator. Access to the loft rooms is via a door and staircase

Living room

Fire surround, ceiling rose and coving, wall lights and a radiator

Kitchen

A great sized kitchen with a range of wall, base units and work surfaces housing a sink unit, gas hob with filter hood over, eye level double oven, tiled splash backs, breakfast bar area, radiator

Utility

Stairs down to the rear yard with a utility room at the bottom of the stairs with plumbing for a washer

Bedroom 3

A versatile room off the kitchen, could be used as a bedroom/home office or additional reception room, radiator

Bedroom 2

Radiator

Bedroom 1

Bay window, white marble period fire surround with cast inserts, column style radiators.

Shower Room

Shower enclosure with mixer shower having drencher and spray shower heads, wash basin and WC, tiled walls and a towel radiator

Loft rooms

Landing with velux window, radiator

Loft room 1

Two velux windows, radiator

Loft room 2

Velux window and radiator

External

Small separate rear yard.

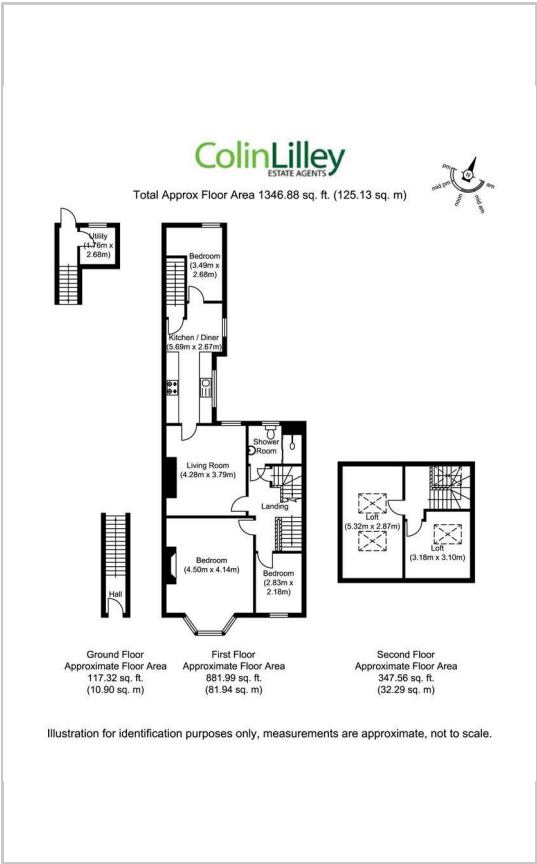
Note

Re roofed in 2022. Lease extended in 2023 to 161 years from 1985. Ground rent £10 per annum. Mains Services Connected, Flood Risk very low. Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Availability BT, Sky and Virgin. Mobile Coverage O2 likely, Vodafone , EE and Three limited.

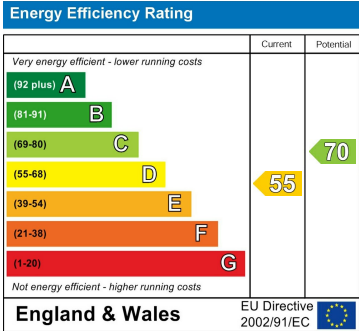
Area Map



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.