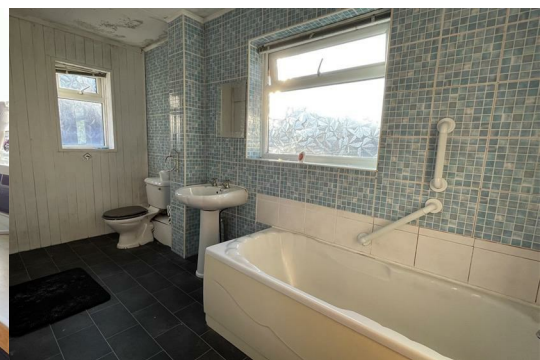# 204 St Vincent Street

South Shields, NE33 3BH

£78,000

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Looking for your first home or adding to a portfolio? This two bedroom, two reception room upper flat could covert to three bedrooms if required and offers great scope for someone to put their stamp on. Theres gas central heating, double glazing and great sized kitchen and bathroom. With a long lease and no onward chain, early viewing a must.

Entrance hall
Via PVCu front door with stairs to the first floor landing which has a radiator

Lounge 15'2" x 12'8" (4.64 x 3.88)
To the front with bay window, feature fireplace with gas fire, laminate floor, radiator and open to

Dining room 14'1" x 10'6" (4.31 x 3.22)
Alcove cupboards, laminate floor and radiator

Kitchen 11'10" x 7'3" (3.62 x 2.22)
Base units and work surfaces with sink unit, tiled splash backs, gas cooker, laminate floor

Rear hall
Stairs down to yard

Bathroom 13'11" x 5'4" (4.25 x 1.63)
Bath with mixer shower tap, wash basin and WC, part tiled walls, built in cupboard and a radiator

Bedroom 11'1" x 8'0" (3.40 x 2.44)
Radiator

Bedroom. 10'7" x 8'4" (3.23 x 2.55)
Laminate floor and radiator

External
Rear yard with access over for bins etc, shared with the lower flat.
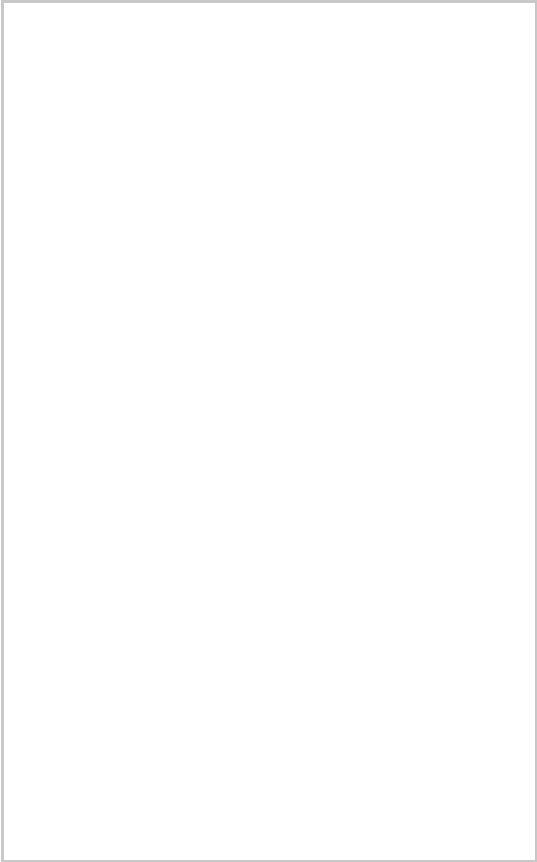
Note
Leasehold title, 999 years from September 1912. 887 years remain. Council Tax Band A, Mains Services Connected, Flood Risk none, Broadband VBasic 12 Mbps, Superfast 36 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 and Vodafone likely, Three limited, EE poor.
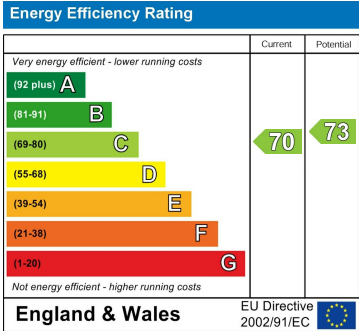
Area Map

Floor Plans

Energy Efficiency Graph

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