



## 85 St. Vincent Street

South Shields, NE33 3AS

Offers Over £80,000



Beautifully presented one double bedroom Ground Floor Flat, larger than most and with a superb kitchen diner and large lounge, will be ideal for a first time buyer or downsizer looking for that little extra space. The home has character styling and comes ready to move into with benefits of gas central heating, double glazing and a separate rear yard which catches the late afternoon sun. This could be a great home or even a ready made AirBNB for the investor market. Viewing essential to appreciate.



## Entrance lobby

Via a composite front door and opening into

## Living room 18'0" x 11'10" (5.50 x 3.63)

With a bay window, two radiators and double doors to the kitchen diner

## Kitchen diner 17'7" x 10'5" (5.36 x 3.18)

A superb room with character having an exposed brickwork chimney that houses a range style cooker. there are wall and base units with contrasting work surfaces housing a sink unit, tiled splash backs, fridge freezer and washer, door to the yard, tiled floor and a large built in cupboard, radiator

## Bedroom 14'2" x 7'4" (4.32 x 2.26)

Radiator

## Bathroom 11'5" x 5'5" (3.48 x 1.67)

A three piece suite in white comprising a bath with mixer shower over and shower screen, wash basin and WC, boiler cupboard, porcelain tiling to the walls and a tiled floor, radiator

## External

Separate rear yard with shed and door to the side. The yard has an aspect that catches the late afternoon sun.

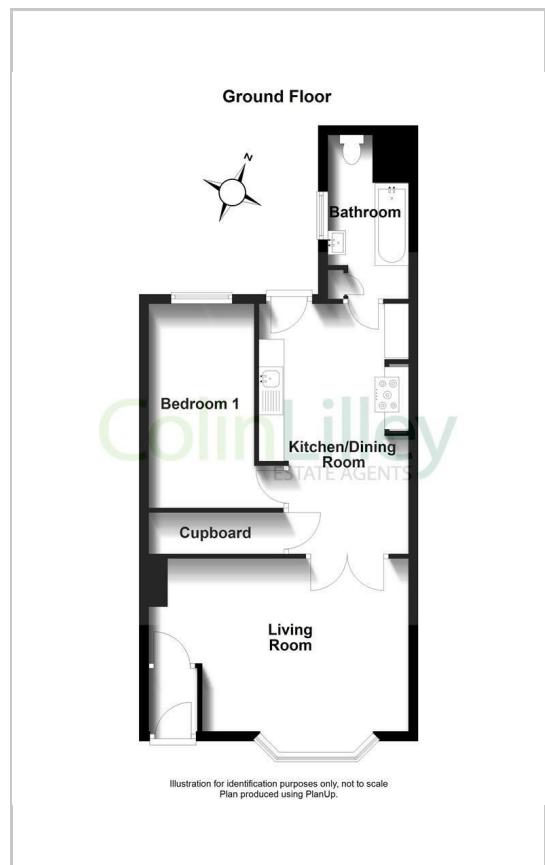
## Note

Title to be confirmed. Council Tax Band A, Mains Services Connected, Flood Risk very low, Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre TV Availability BT, Sky and Virgin, Mobile Coverage O2 likely, Three, EE and Vodafone limited.

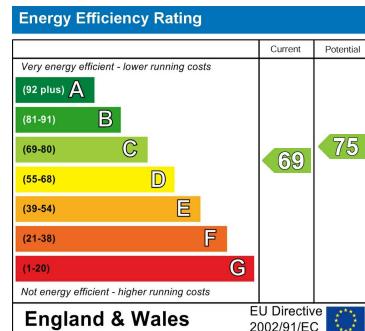
## Area Map



## Floor Plans



## Energy Efficiency Graph



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