Colin Lilley
ESTATE AGENTS



49 Crofton Street

South Shields, NE34 0QP

£65,000

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A good sized Ground Floor Flat with versatile accommodation which could be three bedrooms and one reception, or two bedrooms, two reception rooms offering great scope to modernise and update. Internally there has been some rewiring started but remains unfinished and there is gas central heating and double glazing. Outside is a yard and a garage. A great project for a developer or those looking to add to a portfolio. No Onward Chain







Entrance lobby
Laminate floor

Entrance hall
Built in cupboard, laminate floor and a radiator

Living room/bedroom 1 15'4" x 11'9" (4.69 x 3.60)
Could be a living room or the main bedroom, situated at the front of the home with a bay window, fire surround with an electric fire, radiator

Lounge diner 17'5" x 12'2" (5.32 x 3.72)
To the rear with an electric fire and surround, laminate floor and a radiator

Bedroom 2 12'3" x 10'4" (3.75 x 3.16)
Laminate floor and a radiator

Bedroom 3 11'6" x 6'6" (3.52 x 2.00)
Radiator

Rear hall
Tiled floor and open to

Kitchen 11'10" x 6'6" (3.61 x 2.00)
With wall and base units housing a sink unit, gas hob with filter hood over and oven under, fridge and freezer, tiled floor

Bathroom
Bath with an electric shower over, wash basin and WC, tiled walls and a radiator

Garage 18'4" x 11'2" (5.60 x 3.42)
A garage accessed from the side lane with an up and over door and courtesy door to the yard

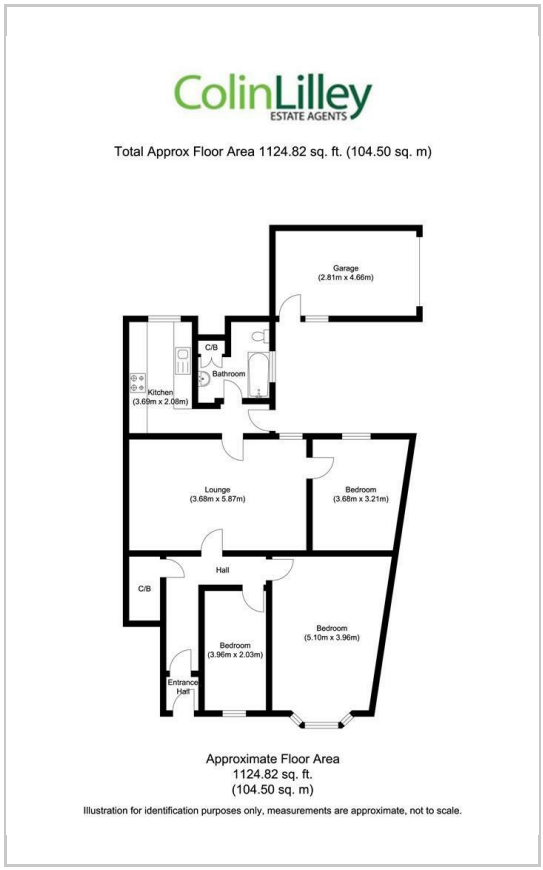
External
A separate rear yard

Note
Freehold of 47 and 49 Crofton Street subject to a reciprocal lease of 47 Crofton Street for 99 years from 1975. Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 4 Mbps, Superfast 79 Mbps, Ultrafast 1000 Mbps. Satellite/fibre Tv Availability BT, Sky and Virgin, Mobile Coverage O2 and Vodafone likely, EE and Three limited.

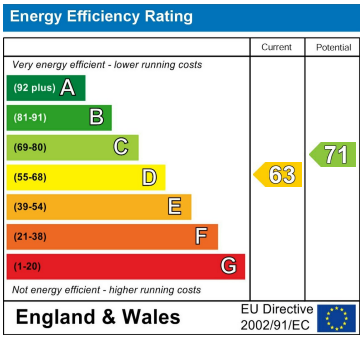
Area Map



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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