



50 Leighton Street

South Shields, NE33 3BU

£94,995



Ideal for the First Time Buyer, this well presented light and bright two bedroom First Floor Flat is in this great location for the coast, schools, shops and town. The property offers neutral decor, has a modern kitchen and a superb four piece bathroom, comes with a lounge through to dining area across the rear of the home and offers the main bedroom with alcove wardrobes. Outside is a South aspect separate rear yard and the home comes with gas central heating and double glazing. Offered with No Onward Chain, this is a lovely first home.



Entrance hall

Via a composite front door with stairs to the first floor landing, attractive half panelled effect walls, radiator. The loft is accessed from the landing via hatch and ladder and comes with some boarding for storage.

Lounge 14'11" x 10'4" (4.57 x 3.15)

Period fire surround with gas fire, ceiling rose and coving, radiator, open through to the dining room

Dining room 11'8" x 9'1" (3.58 x 2.77)

Ceiling rose and coving, radiator

Kitchen 12'6" x 5'4" (3.82 x 1.65)

Fitted with wall, base units and worktops housing a coloured sink unit, gas hob with oven under and tiled splash backs. There are white goods including a washer dryer and dishwasher which could be available by negotiation, radiator

Rear hall

With stairs down to the separate yard

Bathroom

A great sized and well planned bathroom with a four piece suite comprising a bath, wash basin and WC, separate shower enclosure with electric shower, part clad walls and a radiator

Bedroom 1 14'3" x 12'0" (4.36 x 3.66)

Built in alcove wardrobes, radiator

Bedroom 2 8'5" x 8'3" (2.59 x 2.54)

Radiator

External

A good sized separate rear yard being a bit of a sun trap with a South aspect and having an outside tap.

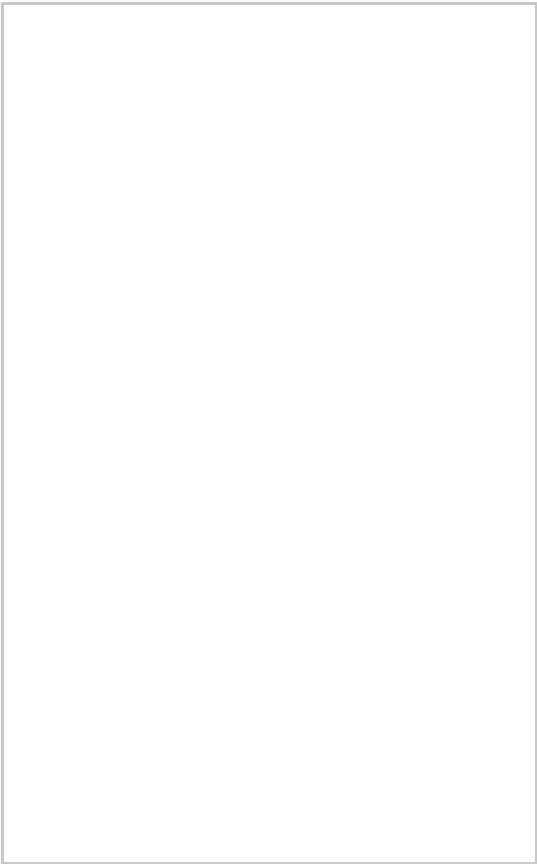
Note

Freehold Title subject to the lease of number 52 Leighton Street which is 99 years from 1988 with a peppercorn ground rent. Council Tax Band A, Mains Services Connected, Flood Risk none. Broadband Basic 14 Mbps, Superfast 60 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 likely, Three, Vodafone and EE limited.

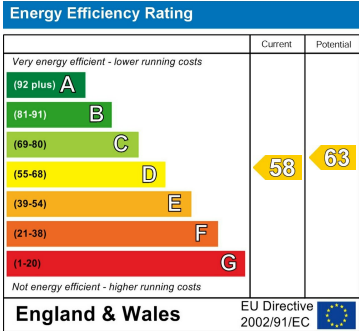
Area Map



Floor Plans



Energy Efficiency Graph



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