



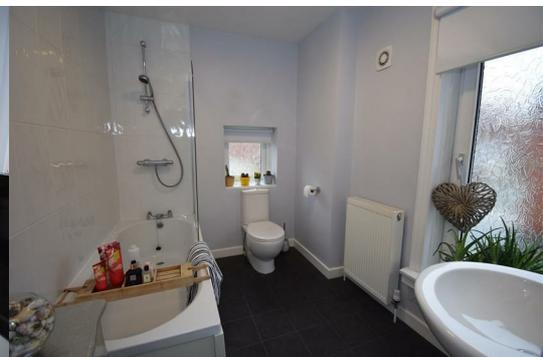
122 Birchington Avenue

South Shields, NE33 4SA

Offers Around £120,000



Delighted to offer this lovely and spacious First Floor Flat, well situated close for the West Park and Sainsbury local, offering convenient well styled character accommodation. The rear kitchen and bathroom offer great space, larger than normal, and the versatile living space is currently two bedrooms and two reception rooms, but could easily revert to three bedrooms if required. Outside is a separate yard with up and over garage door and a built in outhouse with power. Benefits include gas central heating and double glazing. A superb location, always popular, and a flat not to miss.



Entrance lobby

Through to

Entrance hall

Stairs to the first floor landing with a radiator

Living room 14'9" x 12'9" (4.50 x 3.89)

At the front of the home and could be used as bedroom one, this lovely room comes with a bay window, a period style fire surround with tiled inserts, coving and a radiator

Dining/sitting room 14'4" x 12'2" (4.38 x 3.71)

Radiator

Kitchen 13'4" x 10'1" (4.07 x 3.09)

A great sized kitchen, bigger than the normal style with a range of wall and base units with contrasting work surfaces housing a sink unit, electric hob with oven under and filter hood over, space for appliances, tiled splash backs, radiator and door to stairs down to the rear.

Bathroom 8'3" x 6'7" (2.53 x 2.01)

Bath with mixer shower over and a shower screen, wash basin and WC, partial wall tiling and a radiator

Bedroom 8'10" x 10'5" (2.70 x 3.18)

Radiator

Bedroom 8'10" x 10'5" (2.70 x 3.18)

Radiator

External

A separate rear yard with up and over garage door for vehicle access, built in outhouse with power.

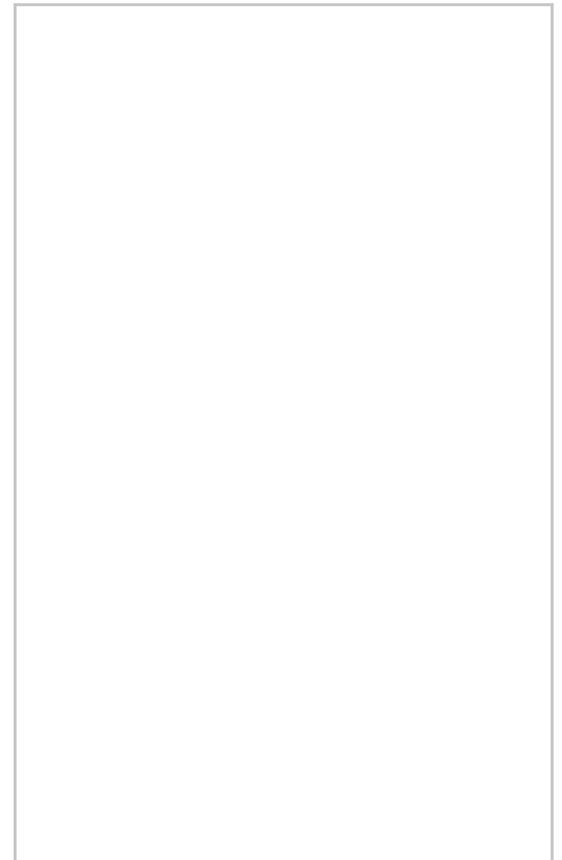
Note

Freehold Title, subject to the lease fo the lower flat no 124 being 999 years from 1st August 1985 at a ground rent of £15 pa. Council Tax Band A, Mains Services Connected, Flood Risk None. Broadband Basic 11 Mbps, Superfast 51 Mbps, ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, Three and EE limited.

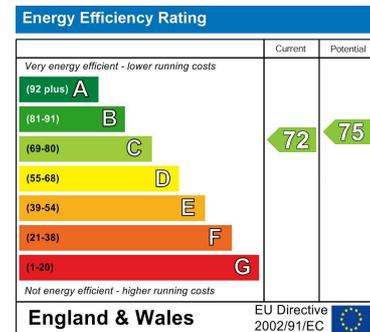
Area Map



Floor Plans



Energy Efficiency Graph



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