



## 35 Lyndhurst Street

South Shields, NE33 2TA

**£84,950**



Well situated for the town centre and coast, we are delighted to offer this versatile three bedroom Upper Flat. Offered with immediate possession, the home comes decorated with a neutral tone, offers well maintained accommodation having gas central heating, double glazing, re roofed and a separate rear yard. On offer is a lounge, a fitted kitchen and a bathroom with electric shower over the bath, three bedrooms, although one could be used as the front lounge. In this super position, early viewing for the first time buyer or investor is advised.



## Entrance hall

Via a PVCu front door with stairs to the first floor landing with radiator, There is loft access via hatch and ladder giving access to a large loft space.

## Living room 13'9" x 11'10" (4.20 x 3.61)

Laminate floor and radiator

## Kitchen 10'10" x 7'10" (3.31 x 2.40)

Fitted with a range of wall, base units and work surfaces housing a sink unit, gas hob with oven under and filter hood over, tiled splash backs, door to stairs down, radiator and through to

## Lobby

Rear lobby with built in cupboard.

## Bathroom

Bath with an electric shower over, wash basin and WC, part tiled walls and a tiled floor, large built in storage cupboard, radiator

## Bedroom 1 14'8" x 12'7" (4.48 x 3.85)

Radiator

## Bedroom 2 10'6" x 8'4" (3.21 x 2.55)

Radiator

## Bedroom 3 7'10" x 7'4" (2.40 x 2.24)

Radiator

## External

Separate rear yard

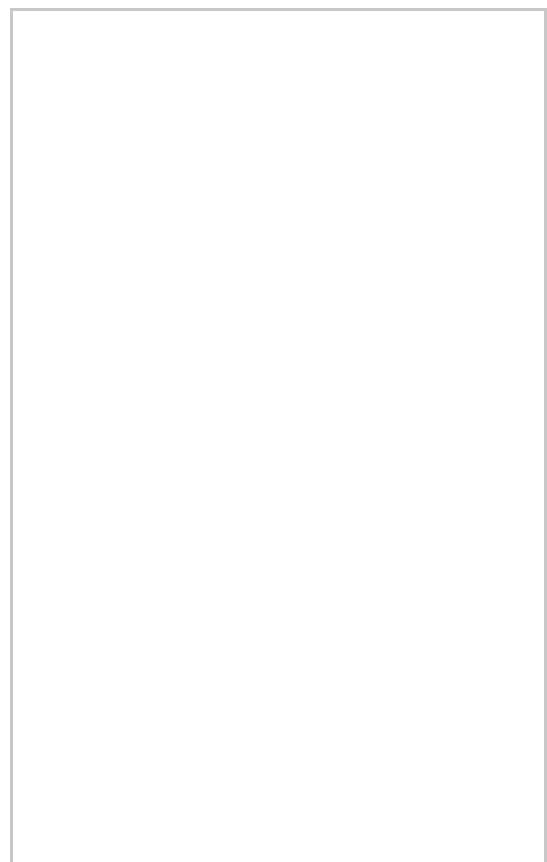
## Note

Freehold subject to the lease of the lower flat, number 33 which has a 99 year lease from 1990. Council Tax Band A, Mains Services connected. Flood Risk none. Broadband Basic 20 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 and Three likely, EE and Vodafone limited

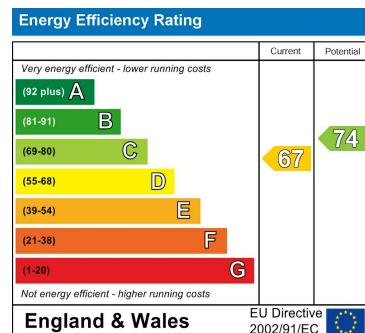
## Area Map



## 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.