



# 140 Ashley Road

South Shields, NE34 0PE

£94,950









Looking for something a little larger than normal and ideal for the First Time Buyers in this ever popular location, a large end terraced Ground Floor Flat with No Onward Chain neutrally presented and providing a good quality home in this convenient location for the hospital and schools. The home comes centrally heated and double glazed, offers two bedrooms, a fitted kitchen and a modern shower room with contrast tiling. Outside is a separate rear yard with outhouse/store. Viewing essential to appreciate the extra space and style on offer.



#### **Entrance lobby**

Via PVCu front door to

#### **Entrance hall**

Built in cupboard, radiator

## Lounge 14'3" x 12'6" max (4.35 x 3.82 max)

Alcove fitted shelving, picture rails and coving, radiator

#### Rear hall

With door to shower room and kitchen

#### Shower room

Corner shower enclosure with mains feed shower, glass floating wash basin, WC, half tiled walls, radiator

## Kitchen 10'2" x 7'3" (3.11 x 2.22)

Fitted with gloss white wall, base units and work tops with sink unit, electric hob with extractor over and oven under, space for appliances, radiator.

## Bedroom 1 15'7" x 13'9" (4.75 x 4.20)

With bay window, picture rails and coving, radiator

## Bedroom 2 10'7" x 9'2" (3.24 x 2.80)

Radiator

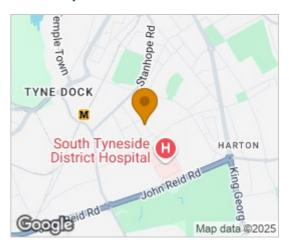
#### **External**

Separate rear yard with outhouse/store ideal for motorbike or bikes.

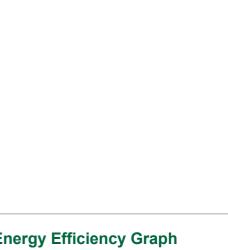
#### Note

Freehold Title of 138/140 Ashley Road subject to the reciprocal lease of 138 which is 999 years from 2011. Council Tax Band A, Mains Services Connected, Flood Risk Very Low, Broadband Basic 4 Mbps, Superfast 44 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited

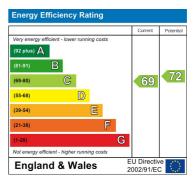
## **Area Map**



### Floor Plans



# **Energy Efficiency Graph**



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