



134 Mowbray Road

South Shields, NE33 3AZ

Open To Offers £69,650



This delightful flat presents an excellent opportunity for both downsizers and savvy investors. Boasting two reception rooms, this property offers ample space for relaxation and entertaining. The single bedroom is well-proportioned, providing a comfortable retreat, while the bathroom has a four piece suite. With the possibility of converting the layout back to two bedrooms and one reception, the potential exists to improve value. The flat also benefits from a garden to a garage at the rear.

While the property is currently on a short lease with 56 years remaining, it is competitively priced to reflect this, making it an attractive option for those looking to invest in a popular area.



Entrance hall

Built in cupboard

Living room

Stone feature fireplace with gas fire, bay window, coving and a radiator, sliding doors to:

Sitting/dining room

Polished stone effect fire surround, radiator

Bedroom

A double bedroom with large built in cupboard, radiator

Kitchen

Fitted with wall and base units with work surfaces housing a sink unit, space for appliances, tiled splash backs and a built in cupboard, door to exit

Bathroom

Divided into two rooms with a four piece suite, there's a shower enclosure and a vanity washbasin, part tiled walls and an arch through to where the bath and Wc are sited with part tiled walls

External

A rear 'Yarden' with gravel base and painted walls, southerly aspect and leading to a garage

Garage

A garage area with up an over door to the lane

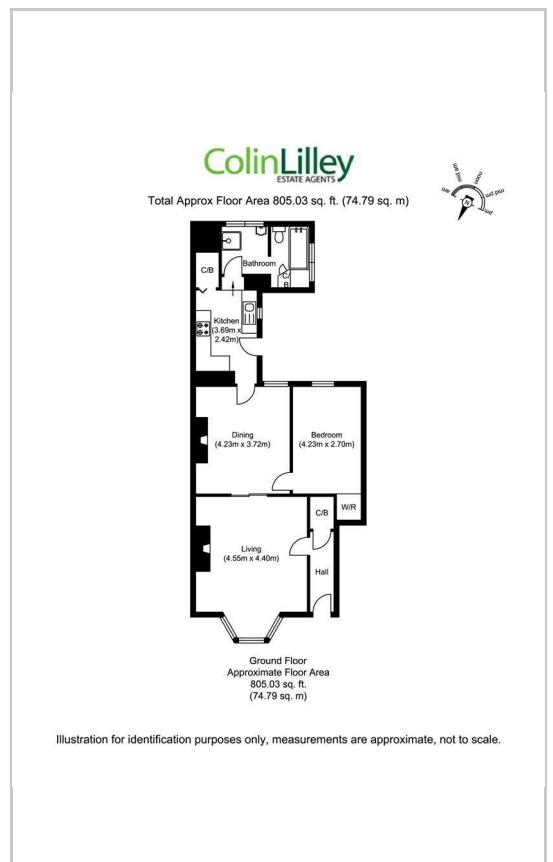
Note

Leasehold Title 99 years from July 1982, thus 56 years remain. Council Tax Band A, Mains Services Connected, Flood Risk none. Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 and Vodafone likely, Three and EE limited

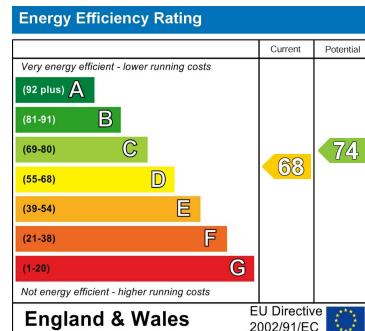
Area Map



Floor Plans



Energy Efficiency Graph



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