



## 148a Dean Road

South Shields, NE33 4AQ

£104,950



Ideal for those looking for that bit extra space or for investors as this three bedroom Maisonette is conveniently located for the local shops, college and Chichester Metro Station. Currently with a spacious lounge on the top floor with a dormer window, the home comes with a fitted kitchen diner, three bedrooms and a bathroom with electric shower over the bath. Benefits include gas central heating, double glazing, long leasehold title with a yard shared with the lower flat. Currently let on a periodic AST at £600 PCM, the property could be sold with tenant in situ if required.



## Entrance hall

Via a PVCu front door in to an entrance lobby and then through to the hall with stairs to the first floor landing and half landing giving access to the rooms and door to stairs down to the yard. There are return stairs to the second floor and a radiator

## Bathroom

P shape shower bath with an electric shower over, wash basin and WC, tiled walls, spot lights and a towel radiator

## Kitchen diner 12'11" x 11'5" (3.94 x 3.48)

A range of wall, base units and contrasting work surfaces housing a sink unit, integrated oven and hob with filter hood over, space for appliances, tiled splash backs and tiled floor, built in cupboard and a radiator

## Bedroom 16'1" x 11'5" (4.92 x 3.48)

Fitted corner wardrobes, radiator

## Bedroom 9'6" x 6'5" (2.90 x 1.98)

Radiator

## Second floor

Landing with large cupboard

## Living room 18'2" x 13'11" (5.56 x 4.26)

A superb lounge to the front of the home with dormer window and two radiators

## Bedroom 12'11" x 11'5" (3.94 x 3.48)

Velux window, radiator

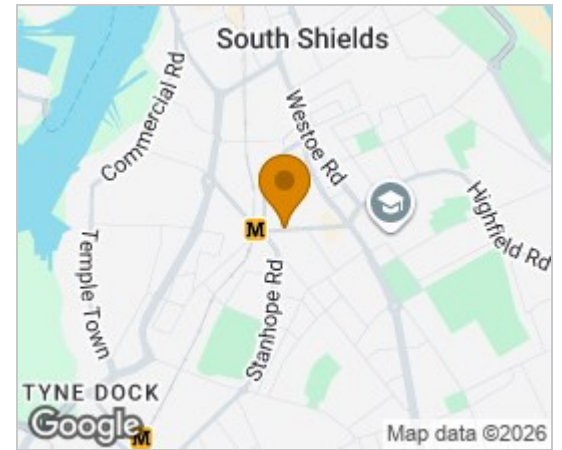
## External

Good sized rear yard for the use of both the upper and lower properties

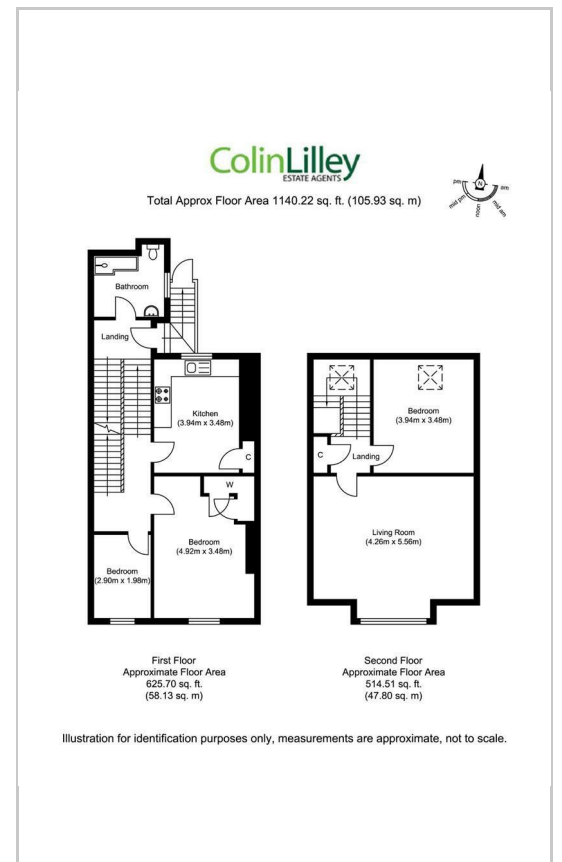
## Note

Leasehold title 999 Years from April 1989. Council Tax Band A, Mains Services Connected, Flood Risk none. Broadband Basic 16 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Three likely, Vodafone and EE limited

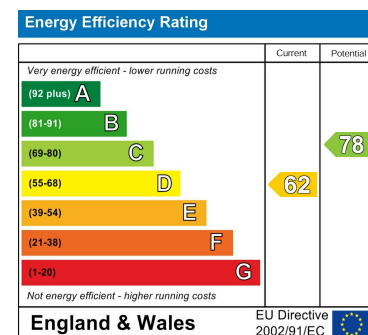
## Area Map



## Floor Plans



## Energy Efficiency Graph



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