



## 46 Brabourne Street

, South Shields, NE34 0JZ

£77,500



Ideal for the first time buyer, this surprisingly spacious first floor flat has a very well appointed interior and has been maintained to a great standard offering ready to move into accommodation. The features on offer include three bedrooms, a large lounge, fitted kitchen with hardwood work surfaces, new hob and sink with an oven and filter hood. There's a large bathroom with four piece suite and a shared yard. Benefits include gas central heating, double glazing, re-roofed and no onward chain. Viewing a must.



### Entrance hall

Via composite front door, stairs to the first floor landing which has a radiator

### Living room 14'2" x 10'10" (4.32 x 3.30)

Electric fire, alcove cupboard, radiator

### Kitchen 11'11" x 6'9" (3.62 x 2.07)

Fitted with wall, base units and hardwood work surfaces housing a sink and tap, electric hob with oven under and filter hood over, tiled splash backs and tiled floor, radiator

### Rear hall

Stairs down to the yard

### Bathroom 16'9" x 5'3" (5.10 x 1.60)

Bath, wash basin and WC, separate shower enclosure with mains fed shower, part tiled walls and tiled floor, built in cupboard, radiator

### Bedroom 1 14'8" x 12'10" (4.46 x 3.92)

Radiator

### Bedroom 2 11'2" x 7'5" (3.41 x 2.25)

Radiator

### Bedroom 3 8'5" x 7'1" (2.56 x 2.16)

Radiator

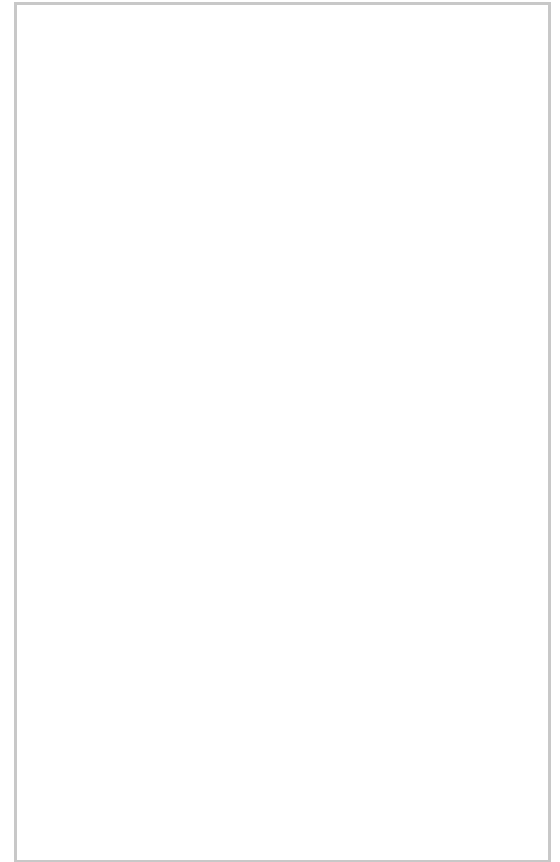
### External

Shared rear yard area.

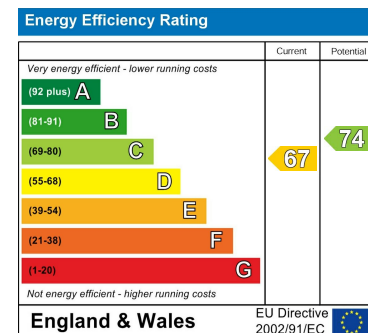
### Area Map



### Floor Plans



### Energy Efficiency Graph



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