ColinLilley
ESTATE AGENTS

149 Mowbray Road

South Shields, NE33 3BB

£118,000

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Ideal for the First Time Buyer or those downsizing we are delighted to present this First Floor Flat that is within easy reach of the town centre, the beach and is close to local shops and schools. Well appointed and with a separate rear yard, there is a lounge to dining room, a fitted kitchen and modern shower room, two bedrooms and with benefits that include central heating, double glazing and the roof having been replaced some time ago. Early viewing is a must to appreciate.

Entrance hall
Via a composite front door with stairs to the first floor landing which has loft access.

Living room 15'1" x 12'1" (4.60 x 3.70)
Wall hung display fire only , wood effect floor and a radiator, arch through to:

Dining room 11'4" x 9'3" (3.46 x 2.83)
Wood effect floor and a radiator

Kitchen 7'6" x 6'4" (2.30 x 1.95)
Fitted with wall and base units housing a sink unit, gas hob with oven under and filter hood over, tiled splash backs and laminate floor

Rear hall
Stairs down to access the rear yard through a PVCu door

Shower room
Large shower enclosure with a mixer shower, wash basin and WC, tiled and clad walls, tiled floor, built in cupboard and a towel radiator

Bedroom 1 14'9" x 13'3" (4.50 x 4.04)
Bay window and ceiling mouldings, wood effect floor and a radiator

Bedroom 2 8'6" x 8'0" (2.61 x 2.45)
Wood effect floor and a radiator

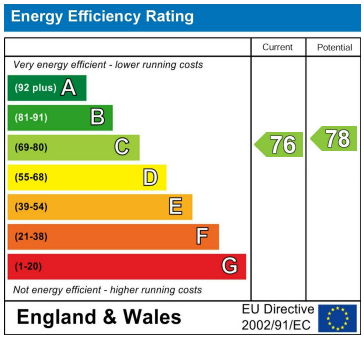
External
Separate rear yard with new gate to the lane

Note
Freehold Title of 147 and 149 Mowbray Road subject to the reciprocal lease of 147 which is 999 years from 1988. Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 15 Mbps, Superfast 77 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, Three limited and EE Unlikely

Area Map

Floor Plans

Energy Efficiency Graph



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