



## 29 Warwick Road

South Shields, NE34 0SQ

Or Nearest Offer £129,950



We are delighted to offer this lovely light and bright First Floor Flat in this ever appealing street. The versatile accommodation, currently with a front lounge and a dining room, offering two bedrooms, a fitted kitchen and a bathroom. Altering to three bedrooms could be possible if required. This wonderful home is stylishly presented and could be available as seen offering turn key ready to move into accommodation. Benefits include attractive décor, flooring and lighting, double glazing, gas central heating and a separate rear yard. With No Onward Chain and long leasehold tenure, this is a great opportunity for First Time Buyers or those downsizing and looking for a quality place to live. Viewing is a must to fully appreciate.



### Entrance lobby

Via a PVCu front door to the lobby with laminate floor and leading to

### Entrance hall

Stairs to the first floor landing having a useful built in linen/storage cupboard, radiator

### Living room 14'0" x 11'8" (4.27 x 3.57)

To the front of the home with a bay window and a mantel beam to the chimney breast with attractive electric stove effect fire on a slate hearth, laminate floor and two radiators.

### Dining room 14'3" x 10'0" (4.36 x 3.06)

Or the rear living room with an alcove cupboard and a built in alcove storage unit, laminate floor and a radiator

### Kitchen 7'6" x 5'9" (2.30 x 1.77)

Fitted with white gloss wall and base units with contrasting work surfaces and under unit lights. Housed is a sink unit, electric hob with oven under and filter hood over, space for appliances, spot lights, laminate floor and open to the rear hall with door to the rear stairs, radiator

### Bathroom 9'2" x 3'11" (2.81 x 1.20)

Stylish white bathroom with a three piece suite comprising a bath with mixer shower over, wall hung wash basin, WC, mirror and light, spot lights, tiled walls and floor, radiator

### Bedroom 1 10'11" x 8'6" (3.35 x 2.61)

Laminate floor and a radiator

### Bedroom 2 8'6" x 7'8" (2.60 x 2.35)

Laminate floor and a radiator

### External

A separate rear yard with painted walls

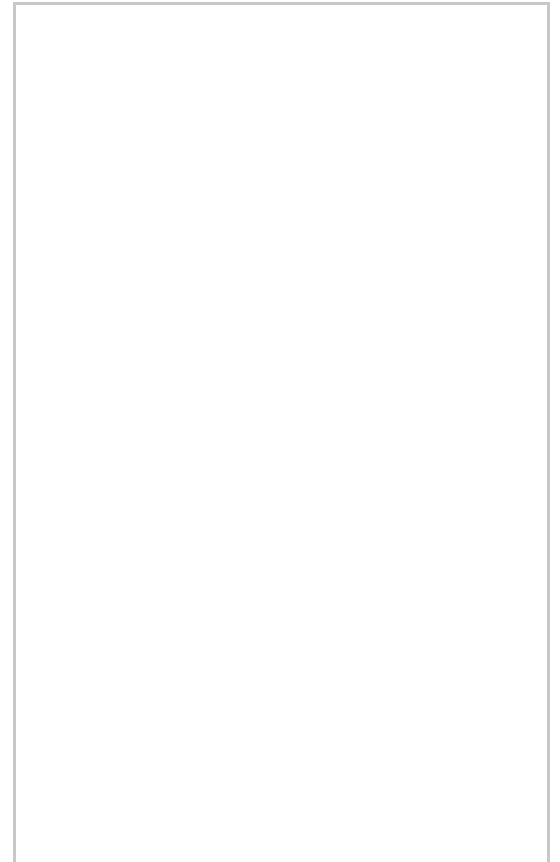
### Note

Long Leasehold Title 999 years from 2003. Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 11 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Three likely, Vodafone and EE limited

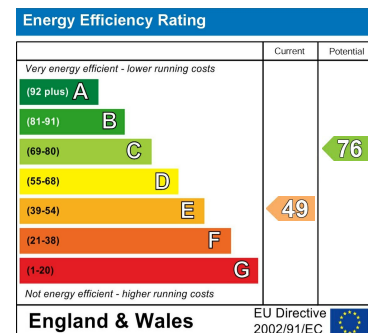
### Area Map



### Floor Plans



### Energy Efficiency Graph



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