



Newbury Street South Shields NE33 4UE

Situated in a sought-after area, this property is close to local schools and offers excellent transport links, making it ideal for families and commuters. The home itself is beautifully presented throughout, with neutral décor creating a bright and welcoming atmosphere.

The lounge features a uPVC double-glazed bay window, a feature fireplace with marble hearth, and original period details including coving and a ceiling rose. The modern kitchen is fitted with light grey units, neutral worktops, a matt black sink, and marble-effect floor tiles, with plumbing for a washing machine and direct access to a private, west-facing low-maintenance rear garden.

The double bedroom includes a built-in wardrobe and neutral carpet, with access to the bathroom, which is fitted with a white three-piece suite and mains-powered shower. Additional practical features include under-stairs storage, laminate flooring in the hallway, and radiators throughout.

£575 Per month

36 Newbury Street

South Shields NE33 4UE



- GROUND FLOOR FLAT
- ONE BEDROOM
- MODERN KITCHEN
- SUPERB LOCATION
- EPC TO FOLLOW

Vestibule

Accessed via a uPVC front door, the vestibule features fresh neutral décor and stylish grey wood-effect laminate flooring, creating an inviting first impression as you enter the home.

Hallway

Entered through a partially glazed door, the hallway offers neutral décor and grey wood-effect laminate flooring throughout. It benefits from a spacious under-stairs storage cupboard, a radiator, and provides access to both the lounge and bedroom.

Lounge

A bright room with neutral décor and carpet flooring. It features a uPVC

double-glazed bay window, a fireplace with a marble hearth and gas fire, and original details like a ceiling rose and coving. There is also a radiator and access to the kitchen.

Kitchen

Finished in neutral décor with white metro wall tiles and splashback. It has marble-effect ceramic floor tiles, light grey modern wall and base units with neutral worktops, and a matt black sink with mixer tap. There is a chrome extractor fan, plumbing for a washing machine, a uPVC glazed back door, a uPVC double-glazed window, and a radiator.

Bedroom

A rear-aspect double room with

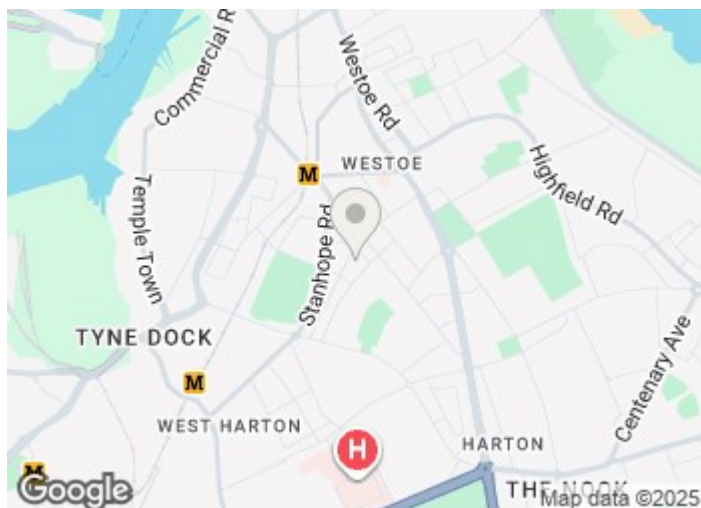
neutral décor and a feature wall. It includes a neutral carpet, built-in wardrobe/storage cupboard, original coving, and a radiator. The room has a uPVC double-glazed window and access to the bathroom.

Bathroom

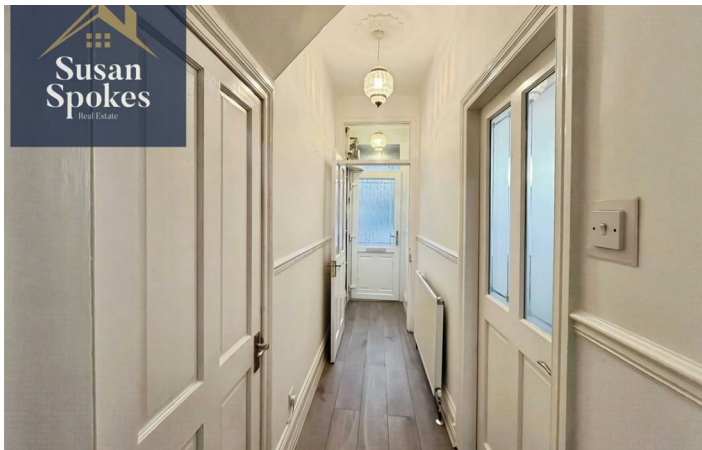
Finished with neutral wall and floor tiles, the bathroom includes a white three-piece suite with toilet, pedestal sink, and a bath with a mains-powered shower over. There is also a uPVC double-glazed window and a radiator.

External

West-facing, low-maintenance private rear yard with gated access to the back lane and an outdoor tap.



Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC