

Barehirst Street

South Shields NE33 5LY

A well-presented freehold upper flat offering three good-sized bedrooms and a private rear yard. Ideally situated for South Tyneside Hospital and local amenities, with the Metro station nearby and excellent bus links. Briefly comprising : living room, three bedrooms, well equipped kitchen and bathroom.

This property provides a fantastic opportunity for first-time buyers or investors looking for a convenient and accessible home.

Offers over £60,000

13 Barehirst Street

South Shields NE33 5LY



- UPPER FLAT
- THREE BEDROOMS
- CLOSE TO METRO STATION
- FREEHOLD
- PRIVATE REAR YARD
- COUNCIL TAX BAND A
- CLOSE TO SOUTH TYNESIDE HOSPITAL
- EPC RATING D

Entrance

UPVC front door opening to a hallway with neutral décor and carpet flooring, with stairs leading to the upper flat.

Stairs/Landing

A carpeted staircase leads to a bright landing area finished in neutral décor, offering access to the bedrooms and living room.

Living Room

A spacious living room featuring neutral décor and carpeted flooring, complete with a built-in storage cupboard. Natural light fills the room through a UPVC window, and a radiator provides additional comfort.

Kitchen

A well-appointed kitchen with neutral décor and tile-effect vinyl flooring, featuring matching wall and base units with sleek black worktops. Equipped with a built-in gas hob and electric oven, plumbing for a

washing machine, and a stainless steel sink with mixer tap. The kitchen also provides access to the bathroom and stairs leading down to the rear yard.

Bathroom

A bright bathroom finished in neutral décor with light grey laminate flooring, featuring a walk-in shower with mains-powered shower, and a pedestal sink with mixer tap. The room includes a UPVC window, radiator, and a built-in storage cupboard, with convenient access to the WC.

WC

A conveniently positioned WC with neutral décor and partially tiled walls, complemented by light grey laminate flooring to match the bathroom. Fitted with a toilet, UPVC window, and radiator.

Bedroom

A spacious front-aspect double bedroom with neutral décor and wood-effect laminate

flooring. The room features a charming feature fireplace with a marble hearth, original coving, a UPVC window, and a radiator.

Bedroom

A rear-aspect double bedroom finished in neutral décor with carpeted flooring, featuring a UPVC window and radiator.

Bedroom

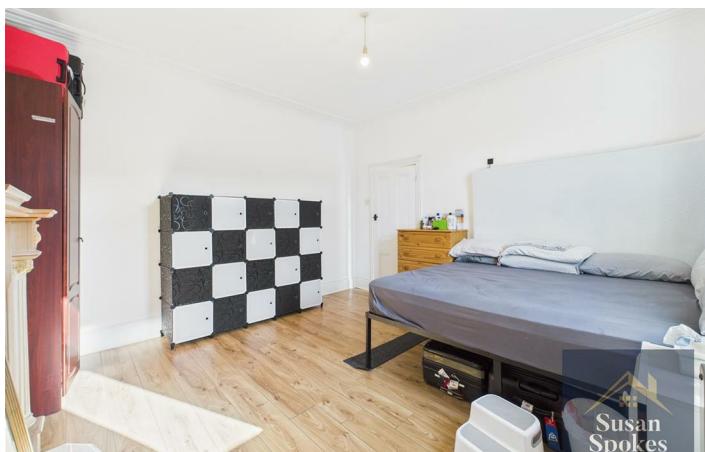
A front-aspect single bedroom with neutral décor and carpeted flooring, featuring built-in storage cupboards and a UPVC window.

Exterior

A low-maintenance private rear yard, offering a convenient outdoor space.



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.

179a Sunderland Road, South Shields, Tyne and Wear, NE34 6AD
Tel: 0191 541 22 08 Email: info@susanspokes.co.uk <https://www.susanspokes.co.uk>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	