



SUSAN SPOKES

Real Estate



Warwick Road

South Shields NE34 0SQ

Nestled on the popular Warwick Road in South Shields, this charming flat offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for first time buyers or investors alike.

The flat features a welcoming reception room, perfect for relaxation or entertaining guests. The space is filled with natural light, creating a warm and inviting atmosphere.

Briefly comprising entrance hallway, two reception rooms, two bedrooms, kitchen, wet room and wc. There is also a private rear yard.

Located in South Shields, residents will enjoy easy access to local amenities, including shops, restaurants, and parks, all within a short distance. The area is well-connected by public transport, making it convenient for commuting to nearby cities.

Offers over £80,000

45 Warwick Road

South Shields NE34 0SQ



- UPPER FLOOR FLAT
- WET ROOM
- FREEHOLD
- TWO BEDROOMS
- POPULAR LOCATION
- EPC GRADE C
- TWO RECEPTION ROOMS
- CLOSE TO PARKS AND SCHOOLS
- COUNCIL TAX BAND A

Entrance Hall

First Floor Landing

Lounge

12'5" x 16'6" (3.8 x 5.05)

This light and airy reception room benefits from a generous bay window and has a feature fireplace with gas fire. There are sliding doors into the dining room and a separate door to the hallway.

Dining Room

14'5" x 11'5" (4.4 x 3.5)

The second reception room has a rear facing aspect, gas fire and access to the kitchen.

Kitchen

9'0" x 5'10" (2.75 x 1.8)

The kitchen comprises of modern white gloss wall and base units with contrasting work surfaces. Enamel sink with mixer tap, gas hob with stainless steel splash back and extractor hood over and an integrated oven. There is also a washing machine and fridge/freezer included in the sale.

WC

Wet Room

The wet room has a tiled flooring and contrasting waterproof clad

walls. stainless steel shower, wash hand basin and heated chrome towel rail.

Bedroom

8'6" x 10'11" (2.6 x 3.35)

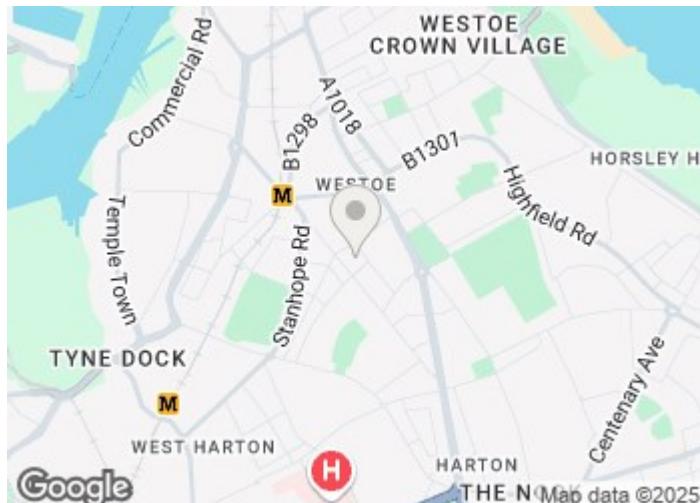
Neutrally decorated bedroom with rear facing aspect.

Bedroom

7'6" x 8'4" (2.3 x 2.55)

With front facing aspect.

Private Yard



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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	