



2 bed ground floor flat to buy in

Eccleston Road, Westoe, South Shields,
Tyne and Wear, NE33 3BS

£90,000

 x 2  x 1  x 1

Tenure

Freehold

On Street parking

Property features

- ✓ BEAUTIFULLY PRESENTED
- ✓ TWO BEDROOM LOWER FLAT
- ✓ CLOSE TO SEA FRONT
- ✓ NO UPPER CHAIN AND VACANT POSSESSION
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Broadband: **ADSL copper wire**
- ✓ Mobile signal: **Good**

Description

| BEAUTIFULLY PRESENTED | TWO BEDROOM | LOWER FLAT | QUALITY KITCHEN AND BATRHOOM | PRIVATE YARD | GREAT LOCATION |

We are delighted to offer to the market this beautifully presented and maintained two bedroom ground floor flat on the popular Eccleston Road, South Shields. An ideal first time buy or downsize on one level, the property is a short walk to the Sea Front with coastal walks and amenities including bars and restaurants as well as having the added benefit of local public transport links.

Comprising briefly :- Composite door to the entrance hallway with doors to the lounge and bedroom one. the second bedroom leads from the lounge as does the refitted kitchen which leads in turn to the rear lobby and shower room. LVT flooring runs from the entrance hallway though the lounge and on to the shower room.

Externally a private yard lies to the rear with artificial grass and seating area.

Offered for sale with no upper chain early viewing is essential..

Council Tax Band: A

Tenure: Freehold

Price: £90,000

Property Type: Ground floor flat

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Asphalt shingles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Sewerage: Standard UK domestic

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance

Composite door to the entrance hallway with doors to the lounge and bedroom one.



Lounge

Double glazed window to the rear and central heating radiator. Built in Nixon storage units incorporating an electric feature fire. Door to the kitchen and door to bedroom two. Finished with LVT flooring.



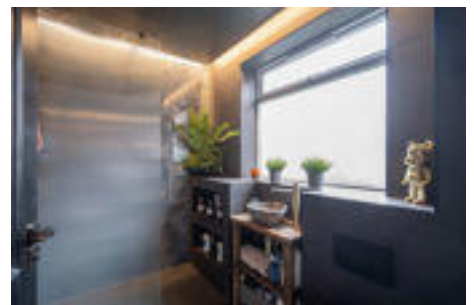
Kitchen

Fitted with a range of fitted Nixon wall and base units with roll top work surfaces, sink unit with mixer tap and splash back. Electric oven and ceramic hob with microwave. Plumbed for automatic washing machine. Double glazed window to the side and door to the rear lobby.



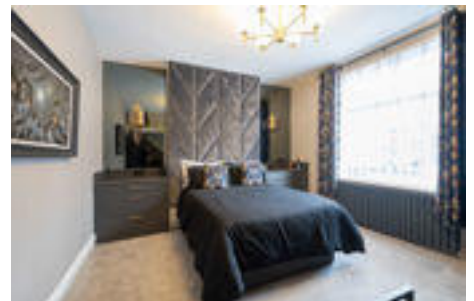
Shower room

Comprising low level w.c., feature stone effect sink and walk in shower cubicle. Double glazed window to the side and feature radiator.



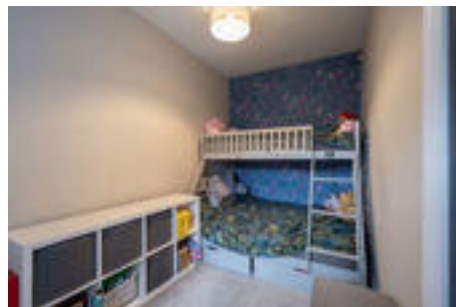
Bedroom One.

Double glazed window to the front, fitted bedroom suit and central heating radiator.



Bedroom Two

Double glazed window to the rear and central heating radiator.



External

An enclosed private yard lies to the rear



Approx Gross Internal Area
55 sq m / 591 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Eccleston Road, Westoe, South Shields, Tyne and Wear, NE33 3BS

Contact your local branch today for more information on this property:

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