



- EXCELLENT DECORATIVE ORDER THROUGHOUT
- UPVC FRAMED SEALED UNIT DOUBLE GLAZING INC FRONT & BACK DOORS
- GAS CONDENSING COMBINATION BOILER
- FITTED KITCHEN WITH BUILT IN APPLIANCES
- WHITE BATHROOM WITH SHOWER OVER BATH
- WEST FACING REAR YARD
- ENCLOSED PARKING TO REAR YARD
- COUNCIL TAX BAND: A
- TENURE: WE ARE INFORMED BY THE VENDORS THAT THE PROEPRTY IS LOEASEHOLD. 800 YEAR+ LEASE. GROUND RENT £2.02 PER ANNUM



Located in one of the most popular areas in South Shields, a two bedroom ground floor flat which has recently been subject to a full scheme of refurbishment and upgrading. It offers excellent value and is ready to move into. An internal inspection is essential.



Birchington Avenue lies within easy reach of all amenities and schools, it lies on a regular bus route to the town centre. For schools in the area contact www.southtyneside.info

The property benefits from the following accommodation

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

With composite double glazed front door, laminated floor.

ENTRANCE HALL

With radiator and cover, laminated floor covering, understair storage cupboard.

BEDROOM 1 (FRONT)
3.83m x 3.14m plus bay window

With laminated floor covering, radiator.

BATHROOM
3.42m x 1.36m

With a white coloured suite comprising of panelled bath with electric shower over and glazed side splash panel, pedestal washbasin, low level w.c. ceramic tiled surrounds, chrome ladder style heated towel rail, laminated floor

REAR LIVING ROOM
3.83m x 4.44m

With radiator and cover, contemporary wall mounted living flame gas fire, t.v. aerial point, laminated floor covering.

BEDROOM 2 (REAR)
4.46m x 2.34m

With laminated floor covering, radiator, cupboard containing Baxi gas condensing combination boiler for heating the domestic hot water and central heating systems.

KITCHEN
2.34m x 3.06m

With a range of fitted wall and floor units with laminated worktops, ceramic tiled surrounds, incorporating an inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine, electric oven with gas hob over, laminated floor covering, UPVC framed double glazed door leading to the rear yard.

OUTSIDE

FRONT

There is a walled forecourt.

REAR

There is a walled yard with double gates allowing for vehicle access and parking, there is a sitting area and a cold water tap.

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Price: £82000

144/146 Fowler Street South Shields
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Sales: 0191 4271414
Rentals: 0191 4270335