



### 3 bed upper flat to buy in NE33

Birchington Avenue, Mortimer, South Shields, Tyne and Wear, NE33 4SB

# £70,000

 x 3  x 1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ THREE BEDROOM
- ✓ UPPER FLAT
- ✓ GAS CENTRAL HEATING
- ✓ DOUBLE GLAZED
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Keith Wallace  
Senior Valuer  
South Shields

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are delighted to offer to the market this three bedroom upper flat in the popular Birchington Avenue, South Shields. Benefiting from gas central heating and double glazing, the property is well placed for schools and transport links as well as good local amenities. Offered with no upper chain the property comprises briefly :- Upvc door to the entrance hallway with stairs to the first floor landing. Doors to the lounge, bedroom one and bedroom three. Bedroom two leads from the lounge as does the kitchen which in turn leads to the bathroom. Externally a private yard lies to the rear with an up and over garage door.

Early viewing is essential...

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 58

Price: £70,000

Property Type: Upper Flat

Parking: On Street

Heating: Gas

## External

A private yard lies to the rear with an up and over garage door.



## Bedroom Three

2.45m x 2.95m (8'0" x 9'8")

Double glazed window to the front and single radiator.



## Bedroom Two

4.60m x 2.40m (15'1" x 7'10")

Double glazed window to the rear and single radiator.



## Bedroom One

5.65m x 3.90m (18'6" x 12'9")

Double glazed bay window to the front and single radiator. Feature fire surround with tiled back and hearth and cast iron insert.



## Bathroom

Comprising :- low level W.C., walk in shower cubicle and vanity wash hand basin. Double glazed window and towel rail radiator.



## Kitchen

2.75m x 2.40m (9'0" x 7'10")

Fitted with a range of wall and base units with roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap and splash back tiling. Plumbed for automatic washing machine. Double glazed window to the side and door to the rear lobby and bathroom.



## Lounge

4.50m x 3.95m (14'9" x 12'11")

Double glazed window to the rear and single radiator. Feature marble fire surround with gas real flame fire. Door to the kitchen.




## Entrance

Upvc door to the entrance hallway with stairs to the first floor landing. Doors to the lounge, bedroom one and bedroom three.





| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92-100) <b>A</b>                                  |  |   |           |
| (81-91) <b>B</b>                                   |  |   |           |
| (69-80) <b>C</b>                                   |  | 74  | 79        |
| (55-68) <b>D</b>                                   |  |   |           |
| (39-54) <b>E</b>                                   |  |   |           |
| (21-38) <b>F</b>                                   |  |   |           |
| (1-20) <b>G</b>                                    |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive 2002/91/EC  |           |

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

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