



## 2 bed lower flat to buy in NE33

Canterbury Street, South Shields, Tyne and Wear, NE33 4DD

# £82,500

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

## Property features

- ✓ Two Bedrooms
- ✓ Freehold Property
- ✓ Fitted Kitchen
- ✓ Private Enclosed Patio
- ✓ EPC Rating D

On Street parking

## Key Information

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

## Description

| TWO BEDROOMS | LOWER FLAT | NEW BOILER | PRIVATE YARD |

Pattinson estate agents welcomes to the market this two bedroom lower flat on Canterbury street, South Shields. Ideally located close to the Metro with great amenities, the property benefits from gas central heating, double glazing and suspended sound proof ceilings.

Upon entering the property into the hallway, you'll find a spacious bedroom to the left, situated to the front of the property.

Opening out from the corridor into the living room that over looks the wonderfully designed patio, featuring a large under stair cupboard.

To the left of the lounge is a second bedroom looking onto the rear of the property.

The modern kitchen comprises of fitted units, integrated stainless steel cooker, extractor and space perfect for a free standing fridge freezer.

Leading from the kitchen is a bathroom with three piece bathroom suite with shower/bath.

To the rear of the property is a covered patio area and private enclosed yard.

Early viewing is essential..

Council Tax Band: A

Tenure: Freehold

Price: £82,500

Property Type: Lower Flat

Parking: On Street

Heating: Gas

## Front Exterior



## Living Room

Front room with sound proof ceilings



## Kitchen

Fitted kitchen with Stainless Steel Cooker



## Bedroom 1

Spacious front bedroom to the front of the property



## Bedroom 2

Second bedroom to the rear of the property



## Bathroom

Three piece bathroom suite with shower




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## Rear exterior

Enclosed Private Yard





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
(55-68) <b>D</b>		67	
(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:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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