



## 2 bed upper flat to buy in NE33

South Eldon Street, South Shields, South Shields, Tyne and Wear, NE33 5SX

# £68,995

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

## Property features

- ✓ No upper chain
- ✓ Two bedrooms
- ✓ Upper flat
- ✓ Private rear yard
- ✓ EPC Rating C

On Street parking

## Key Information

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

## Description

TO BE SOLD VIA ONLINE AUCTION - FEES APPLY.

For sale is a delightful upper flat located in the charming residential area of South Shields. This property holds immense appeal with its offer of no onward chain, ready for swift and smooth sale.

Exuding personality and charm, this residence boasts two comfortably sized bedrooms.

The property is completed by a fully equipped bathroom/ Additionally, this property offers a single generous reception room, crafting an inviting and flexible space for relaxation and entertainment.

Being an upper flat, the property takes full advantage of natural lighting, creating an airy and well-ventilated living space. This, along with the neat layout of the rooms, promises comfortable living as well as scope for your own personal touch.

Benefitting from being located in South Shields, a bustling area with a host of amenities at hand, this property guarantees an enjoyable and convenient lifestyle. Whether it's leisure facilities, shops, schools or public transport you need, everything is within reach.

With the combination of its desirable location, charming features and the advantage of a no upper chain sale, this two-bedroom upper flat offers an exceptional residential sale opportunity. We highly recommend scheduling a viewing to truly appreciate the potential of this property.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 61

Ground Rent Review Period: peppercorn

Price: £68,995

Property Type: Upper Flat

Parking: On Street

Heating: Gas

## Front Exterior



## Living Room

6.20m x 4.30m (20'4" x 14'1")

Light spacious room with two double glazed windows, fireplace and door through to kitchen.



## Kitchen

3.40m x 5.50m (11'1" x 18'0")

Galley style kitchen with stairs to rear yard.



## Bedroom 1

5.50m x 3.70m (18'0" x 12'1")

Spacious double bedroom with bay window and fire place.



## Bedroom 2

3.20m x 2.60m (10'5" x 8'6")

Good size single bedroom with space for wardrobes.



## Bathroom

White bathroom suite with shower over bath, frosted window and radiator.



Total floor area: 100.2 sq.m. (1082 sq.ft.)

These figures are based on the information provided by the seller and are not intended to be a guarantee of accuracy. The seller is not responsible for any errors or omissions. The figures are for information only and should not be relied upon for any purpose. The figures are for information only and should not be relied upon for any purpose.

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>	69	73
(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:

**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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