



## 1 bed ground floor flat to buy in

Newmarket Walk, South Shields, South Shields, Tyne and Wear, NE33 4NR

# £35,000

🛏 x1 🚿 x1 🚗 x1

Tenure

**Leasehold**

## Property features

- ✓ ONE BEDROOM LOWER FLAT
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ CLOSE TO THE TOWN CENTRE
- ✓ NO UPPER CHAIN AND VACANT POSSESSION

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

| ONE BEDROOM | GROUND FLOOR FLAT | GAS CENTRAL HEATING | DOUBLE GLAZED | NO UPPER CHAIN |

We are delighted to offer to the market this one bedroom ground floor flat on the popular Newmarket Walk South Shields. Close to the Town Centre with great amenities close by the property would make great first time buy or downsize. Close the Town Centre, with great amenities close by, the property has the added benefit of gas central heating and double glazing.

Comprising briefly :- Composite door to the entrance hallway with doors leading tot eh lounge, kitchen, bedroom and bathroom. Externally a yard lies to the rear.

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

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 88

Annual Ground Rent Amount: £50.00

Price: £35,000

Property Type: Ground floor flat

Parking: On Street

Year built: 1969

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

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

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

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, bedroom one, kitchen and bathroom.



## Lounge

Double glazed window to the front and central heating radiator.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, sink unit with mixer tap and back splash. Electric oven and gas hob with extractor hood, plumbed for automatic washing machine. Double glazed window to the rear and door to the yard.



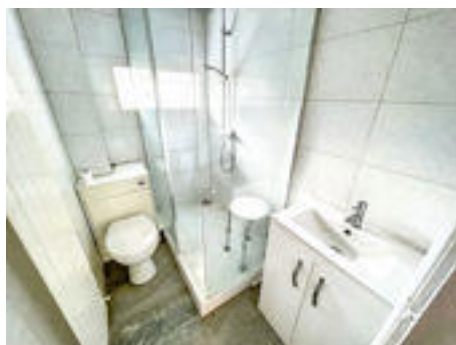
## Bedroom One.

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



## Bathroom

Comprising low level w.c. shower cubicle and wash basin.



Approx Gross Internal Area  
45 sq m / 485 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.

Newmarket Walk, South Shields, South Shields, Tyne and Wear, NE33 4NR

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

