



### 3 bed upper flat to buy in NE33

West Park Road, West Park, South Shields,  
Tyne and Wear, NE33 4LB

# £125,000

🏠 x3 🚗 x1 🚲 x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ THREE BEDROOM UPPER FLAT
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ PRIVATE YARD AND ADDITIONAL STORAGE
- ✓ GREAT LOCATION AND AMENITIES
- ✓ EPC Rating D

## Key Information

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

## Description

| THREE BEDROOM UPPER FLAT | GAS CENTRAL HEATING | DOUBLE GLAZING | GREAT LOCATION AND AMENITIES | OVERLOOKING WEST PARK |

We are delighted to offer to the market this large three bedroom upper flat on the popular West Park Road, South Shields. Benefiting from gas central heating and double glazing the property overlooks West park with great amenities close by and would make a fantastic first time buy.

Comprising briefly :- Composite door to the entrance hallway with stairs to the first floor landing. Doors to the lounge, bedroom one, bedroom two and bedroom three. Stairs to the loft room which provides storage. An internal hallway from the lounge leads to the kitchen and in turn to the rear lobby and bathroom.

Externally an enclosed yard lies to the rear with a door leading to a separate storage room.

Early viewing is essential to avoid disappointment.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 959

Price: £125,000

Property Type: Upper Flat

Parking: On Street

Year built: 1895

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: 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

Water meter: No

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 stairs to the first floor landing. Doors to the lounge, bedroom one, bedroom two and bedroom three. Stairs to the loft room.



## Lounge

Double glazed bay window to the front and central heating radiator. feature fire surround with electric fire. Door to the internally hallway.



## Kitchen

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



## Bedroom One.

Double glazed window to the rear and central heating radiator.



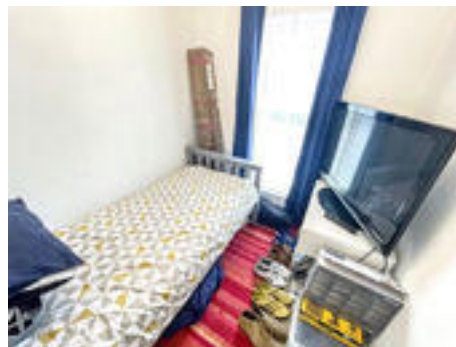
## Bedroom Two

Double glazed window to the rear central heating radiator.



## Bedroom Three

Double glazed window to the front and central heating radiator.



## Loft Space

For storage.



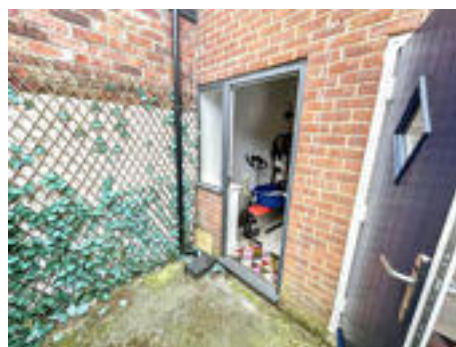
## Bathroom

Comprising low level w.c., panelled bath and wash basin. Double glazed window to the side and central heating radiator.



## External

An enclosed private yard lies to the rear with a separate storage room.



Approx Gross Internal Area  
75 sq m / 812 sq ft



First Floor

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.

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>			
(55-68) <b>D</b>		55	66
(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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