



## 2 bed upper flat to buy in NE33

Eglesfield Road, Laygate, South Shields,  
Tyne and Wear, NE33 5PU

# £70,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ TWO BEDROOM UPPER FLAT
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ BEAUTIFULLY PRESENED AND MAINTAINED
- ✓ EARLY VIEWING IS ESSENTIAL..

## 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

| TWO BEDROOM | UPPER FLAT | GAS CENTRAL HEATING | DOUBLE GLAZED | GREAT LOCATION |

We are delighted to offer to the market this beautifully presented two bedroom upper flat on the popular Eglesfield Road, South Shields. Benefiting from gas central heating and double glazing the property is close to the Metro with great amenities would make a fantastic first time buy.

Comprising briefly :- Hardwood door to the entrance hallway with stairs to the first floor landing. Doors leading to the kitchen/diner, bedroom one, bedroom two and bathroom. The lounge leads from the kitchen/diner and in turn to the utility room.

Externally a shared yard lies to the rear.

Early viewing is essential to avoid missing out...

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 953

Price: £70,000

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

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

Water meter: No

Sewerage: Standard UK domestic

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

Hardwood door to the entrance hallway with stairs to the first floor landing. Doors to the kitchen/diner, bedroom one, bedroom two and bathroom.

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## Kitchen/diner

Fitted with a range of wall and base units with oak fronts and roll top work surfaces, stainless steel sink unit with mixer tap and splash back tiling. Electric oven and gas hob with extractor hood. Double glazed window to the rear and central heating radiator. Decorative arch to the lounge.



## Lounge

Double glazed window to the rear and central heating radiator. Feature fire surround and gas fire. Door to the utility room.



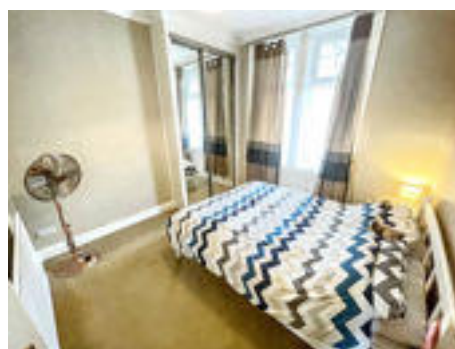
## Utility room

Plumbed for automatic washing machine. Two double glazed windows to the side and stairs down to the rear yard.

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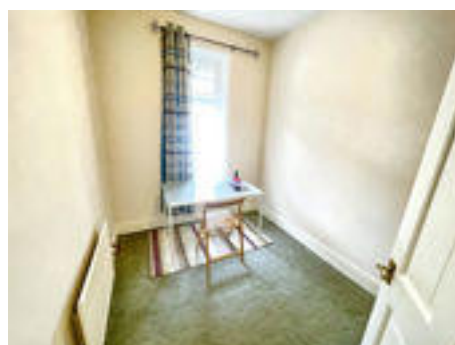
## Bedroom One.

Double glazed window to the front and central heating radiator. Fitted mirror front wardrobes.



## Bedroom Two

Double glazed window to the front and central heating radiator.



## Bathroom

Comprising low level w.c., panelled bath and wash basin.

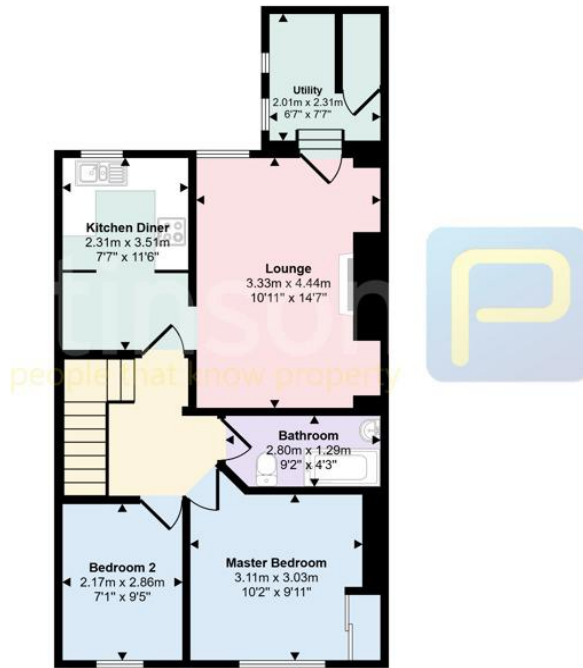


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## External

A shared yard lies to the rear.

Approx Gross Internal Area  
67 sq m / 617 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.

Eglesfield Road, Laygate, South Shields, Tyne and Wear, NE33 5PU

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

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

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