



 SevenKeys

Talbot Road, South Shields, Tyne & Wear

£85,000

- Three Bedroom Top Floor Flat
- Fully Refurbished Throughout
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Gas Central Heating
- UPVC Double Glazing
- Light and Spacious
- Central Location



SEVEN KEYS welcome to the market this three-bedroom top floor flat. The property has undergone a full renovation including the following: full property rewire, newly fitted kitchen, newly fitted bathroom, new internal doors and new composite front door, new boiler install, new radiators, new carpets and decorating throughout.

Briefly comprising entrance hallway, three bedrooms, living room, kitchen, bathroom with sliding door and shared external yard.

NOTE\*- Freehold flat, sold with both the freehold and the leasehold for the downstairs.

Book your viewing online today at [SevenKeys.co.uk](http://SevenKeys.co.uk).

#### LIVING ROOM

Double Glazed window to the rear of the property. Chimney breast with TV point, carpets and radiator.

#### BEDROOM ONE

Generous double bedroom with double glazed bay windows, radiator and carpet.

#### BEDROOM TWO

Double bedroom with double glazed windows, radiator and carpet.

#### BEDROOM THREE

Located at the front of the property with double glazed window, carpet and radiator.

#### KITCHEN

Newly fitted kitchen with a range of wall and base units, electric hob and integrated oven, plumbing for washing machine, stainless steel sink and drainer with mixer tap, vinyl flooring and radiator.

#### BATHROOM

Refitted with white suite comprising of panell ed bath with overhead shower, pedestal wash basin, low level toilet, tiled effect walls and vinyl flooring. Light entered via frosted glass UPVC window and barn door entrance.

#### EXTERNAL

Entered via newly fitted composite door to the front of the property. Whilst to the rear there is a shared yard with wooden gates.

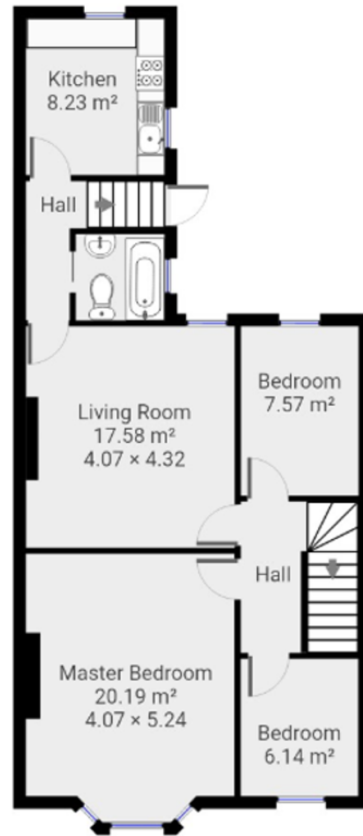












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**COUNCIL TAX BAND**

Tax band

**TENURE**

Freehold

**LOCAL AUTHORITY**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56   D
39-54	E	50   E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.