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property professionals

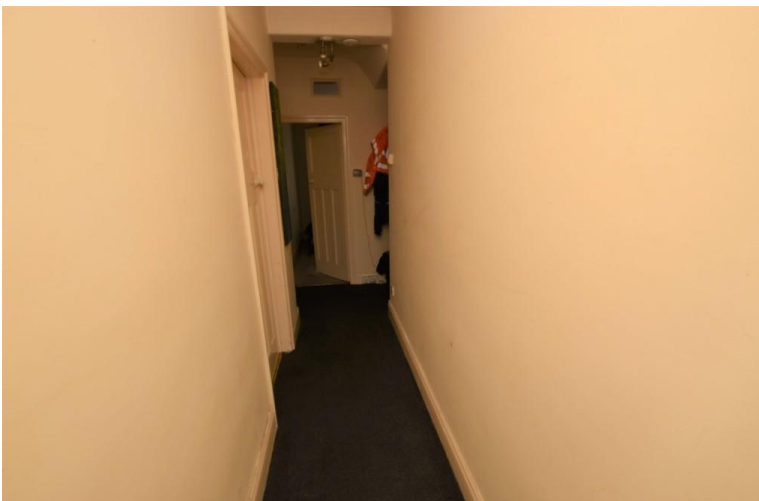
St. Marys Terrace,
South Shields, South Tyneside, NE33 5JN

- Ground floor flat
- No chain
- 2 bedrooms
- Kitchen with integrated oven

£55,000

EPC Rating C (71)





Property Description

This two bedroom ground floor flat is available with no upper chain. The accommodation comprises a hallway with storage cupboard, two bedrooms, lounge, kitchen with integrated oven, bathroom and self-contained yard to the rear. Gas combi central heating, leasehold, Council Tax band A, EPC rating C (71).

HALLWAY

Entrance door to lobby, dado rail and doorway to the hallway. Large storage cupboard, telephone point and doors leading to the bedrooms and lounge.

BEDROOM 1 (TO THE FRONT)

13' 8" x 12' 6" (4.17m x 3.83m) Large bay with double glazed windows, single radiator, picture rail and coving.

BEDROOM 2 (TO THE REAR)

10' 3" x 7' 6" (3.13m x 2.30m) uPVC double glazed window, single radiator and telephone point.



LOUNGE

13' 7" x 11' 8" (4.16m x 3.57m) Laminate flooring, storage cupboard, uPVC double glazed window, laminate flooring, single radiator and a door leading to the kitchen.

KITCHEN

10' 8" x 6' 0" (3.26m x 1.84m) Fitted with a range of light Beech effect wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, electric hob and extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine, space for a fridge/freezer, tiled floor, uPVC double glazed window, smaller single glazed window, uPVC double glazed rear exit door to the yard and a door leading to the bathroom.



BATHROOM

8' 6" x 8' 0" (2.60m x 2.46m) A white suite featuring a panelled bath with thermostatic shower over, curtain and rail, tiled splash-backs, pedestal wash basin, WC, cupboard housing the gas combi central heating boiler, single radiator and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Small forecourt garden.



TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

ENERGY EFFICIENCY

EPC rating C (71). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is leasehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band A.

VIEWINGS

Strictly by appointment.



MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

NEED A MORTGAGE ?

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.

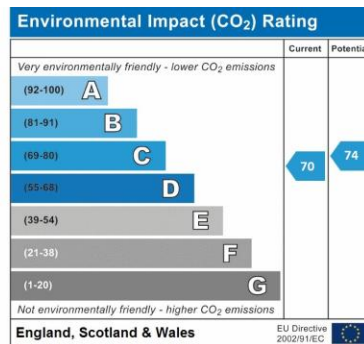
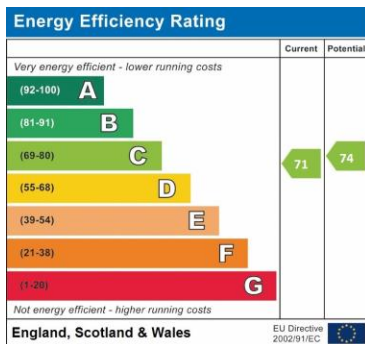
GROUND FLOOR
57.4 sq.m. (618 sq.ft.) approx.



TOTAL FLOOR AREA : 57.4 sq.m. (618 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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 are advised to recheck the measurements

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