



16 Richmond Road, South Shields, Tyne & Wear, NE34 0QL

£89,950



## Key features

- UPPER FLAT
- REAR FACING LOUNGE
- VERY SPACIOUS
- UPVC DOUBLE GLAZING
- NO ONWARD CHAIN
- FURNISHINGS INCLUDED
- PRIVATE REAR YARD
- GREAT INVESTMENT
- CLOSE TO AMENITIES
- THREE BEDROOMS

## Description

Welcome to this charming upper flat located on Richmond Road in the heart of South Shields. This delightful property boasts three generously sized bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing after a long day. The apartment features a well-maintained bathroom, ensuring your comfort and convenience.

One of the highlights of this property is the private rear yard, offering a tranquil outdoor space where you can enjoy a morning coffee or host gatherings with friends and family. The absence of a chain means a smooth and hassle-free buying process, allowing you to make this lovely apartment your new home without delay.

With its spacious layout and desirable location, this apartment on Richmond Road presents a fantastic opportunity for anyone looking to settle in South Shields. Don't miss out on the chance to make this property your own and enjoy the convenience of city living in a comfortable and inviting setting.



ENTRANCE HALL

LOUNGE

KITCHEN

BATHROOM

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

EXTERNAL

DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised







to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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