



## Birchington Avenue South Shields NE33 4SB

This well-presented upper flat offers a fantastic opportunity to move straight in and enjoy modern, comfortable living. Accessed via a UPVC front door and carpeted staircase, the accommodation comprises a spacious hallway leading to a bright lounge, a stylish kitchen with integrated appliances and access to a private rear yard, two well-proportioned bedrooms, and a large, four-piece bathroom.

Finished throughout in modern décor with carpeted and tiled flooring, the property benefits from UPVC windows and radiators in all rooms, providing both light and warmth. Outside, the low-maintenance rear yard catches the afternoon sun, offering a pleasant space to relax or allow pets to play.

Ready to move into immediately, this flat is ideal for first-time buyers, professionals, or anyone seeking a modern, hassle-free home in a convenient location.

**Asking price £89,995**

# 166 Birchington Avenue

South Shields NE33 4SB



- FREEHOLD
- ENERGY RATING C
- GREAT LOCATION NEAR METRO AND LOCAL AMENITIES
- PRIVATE YARD
- SPACIOUS ROOMS
- IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS

## Entrance

## Landing

9'9" x 8'3" (2.99 x 2.54)

## Lounge

15'0" x 12'2" (4.59 x 3.73)

## Kitchen

13'0" x 4'6" (3.97 x 1.39)

## Bedroom

15'5" x 12'9" (4.71 x 3.91)

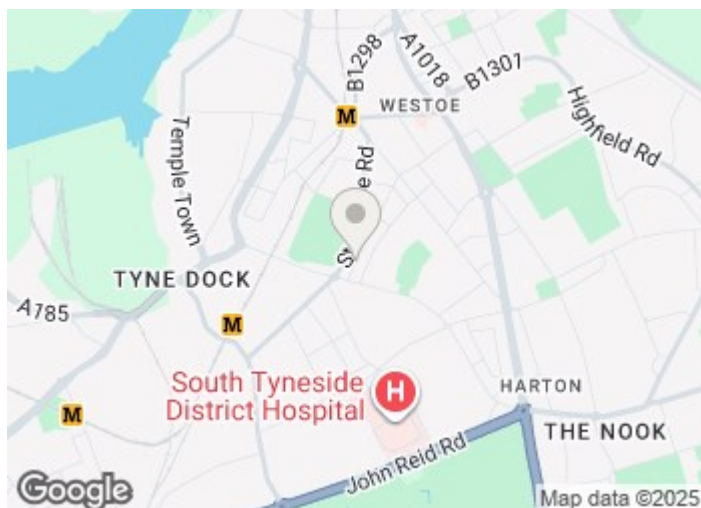
## Bedroom

8'10" x 7'10" (2.71 x 2.40)

## Bathroom

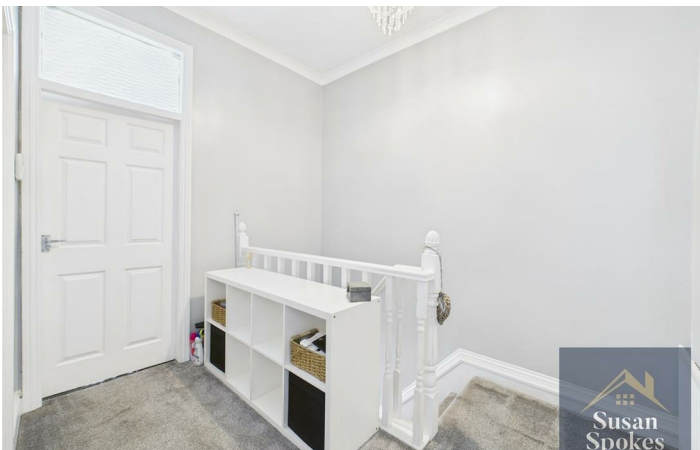
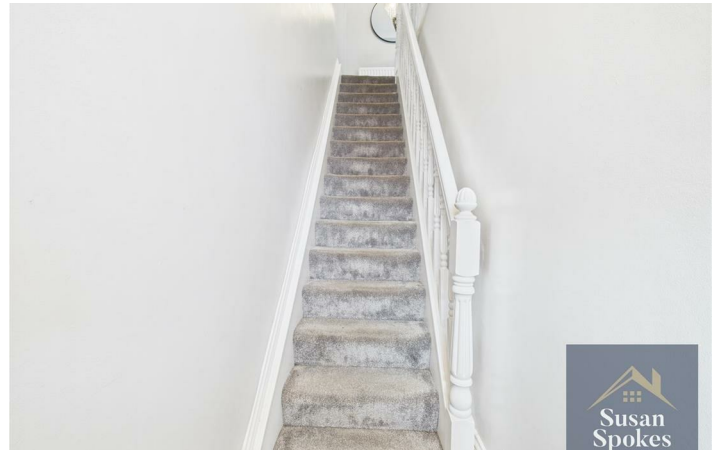
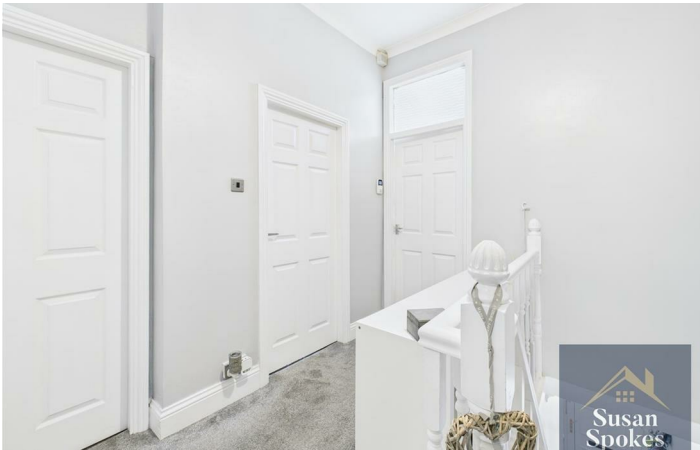
11'7" x 8'3" (3.54 x 2.54)

## Exterior



## Directions





Floor Plan



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