



Charnwood Court Leighton Street,
Offers in the region of £72,500



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Charnwood Court Leighton Street, South Shields, Tyne And Wear

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OFFERED FOR SALE WITH IMMEDIATE VACANT POSSESSION.....This lovely two bedroom ground floor flat enjoys it's own rear garden with parking bay beyond and is accessed via it's own private front door. The property has an abundance of amenities close-by including the award winning South Shields coastline, town centre shops and Metro links, an array of schools including Westoe Crown Primary School and Mowbray Park is a short walk along the street providing an ideal home for the first time buyer to a couple/single person downsizing. Further benefits include a gas combi central heating system and double glazing throughout with a brief internal inspection revealing:- entrance porch, lounge/dining room with feature wall mounted electric fire, a modern kitchen with oven, hob and automatic washing machine included, modern bathroom with white suite and shower over bath, a main double size bedroom with wardrobe unit included and second spacious single bedroom. The property has been freshly decorated throughout and includes all floor coverings. An early viewing is a must to avoid missing out.

ENTRANCE PORCH

tiled flooring, single radiator, double glazed window

LOUNGE/DINING ROOM

5.38m (into alcove) x 2.95m (17'8" (into alcove) x 9'8")
feature wall mounted electric fire, single radiator, double glazed window

KITCHEN

2.92m x 1.96m (9'7" x 6'5")
modern fitted wall and floor units with contrasting work surface, integrated gas hob, electric oven and extractor hood, automatic washing machine, stainless steel sink unit and single drainer, wall mounted Potterton combination

central heating boiler, part tiled walls, vinyl floor covering, double glazed window, single radiator, door to the rear garden

REAR HALL

storage cupboard

BEDROOM 1

3.53m x 2.92m (11'7" x 9'7")
double glazed window, single radiator

BEDROOM 2

3.28m x 1.88m (10'9" x 6'2")
double glazed window, single radiator, storage cupboard

BATHROOM

white suite comprising:- low level wc, pedestal hand wash basin, panelled bath with mixer shower attachment, single radiator, part tiled walls, tiled flooring, extractor fan

FRONT GARDEN

small enclosed front garden which is block paved

REAR GARDEN

enclosed rear garden, paved

PARKING BAY

parking bay just beyond the rear garden

EPC

Rating C

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)



For full EPC please contact the branch

