Susan Spokes
Real Estate









Leighton Street

South Shields NE33 3BT

An excellent opportunity to purchase this well-presented two-bedroom property, offering spacious and versatile accommodation which would make an ideal purchase for first-time buyers, couples or those looking to downsize.

The property welcomes you through an entrance hallway, leading to a comfortable and well-proportioned living room, providing access to the fitted kitchen and second bedroom. The kitchen offers a range of wall and base units, contrasting work surfaces and integrated cooking appliances, with direct access to the rear yard.

The principal bedroom is a particularly appealing feature, offering generous proportions and a large bay window allowing plenty of natural light to flow through. The second room provides a useful additional space, ideal for a nursery, home office or dressing room. Completing the internal accommodation is a bathroom fitted with a white suite and shower over the bath.

Offers in the region of £95,000

142 Leighton Street

South Shields NE33 3BT

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- NO UPPER CHAIN AND VACANT POSSESSION
- IDEAL FIRST-TIME BUY OR DOWNSIZE PROPERTY
- NEUTRAL DÉCOR THROUGHOUT
- TWO BEDROOMS
- SPACIOUS PRINCIPAL DOUBLE BEDROOM
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- PRIVATE, LOW-MAINTENANCE REAR YARD
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- CONVENIENTLY LOCATED FOR SOUTH SHIELDS SEAFRONT
- EPC GRADE C

Entrance Hallway

Entering the property via a UPVC entrance door, the hallway offers a welcoming first impression, featuring neutral décor and carpet flooring. The hallway benefits from a radiator and provides access to the principal bedroom, living room and bathroom, together with a useful open understairs storage area, providing additional practical storage space.

Lounge

A well-presented living room featuring neutral décor and carpet flooring, creating a bright and comfortable space to relax and unwind. The room benefits from a UPVC double-glazed window, allowing natural light to flow through, together with a radiator. Doors provide access to the kitchen and second bedroom.

Kitchen

The kitchen is finished in neutral décor, complemented by attractive herringbone-effect vinyl flooring. The room is fitted with a range of wall and base units, offering ample storage, together with contrasting work surfaces. Integrated appliances include a gas hob and electric oven, while a stainless steel sink with separate taps is positioned beneath a UPVC double-glazed window. Additional features include tiled splashbacks, plumbing for a washing machine and a useful storage cupboard. A UPVC door provides direct access to the rear yard.

Bedroom

A spacious principal double bedroom enjoying a pleasant front aspect. The room is tastefully presented with neutral décor and carpet flooring, creating a light and comfortable environment. A large UPVC double-glazed bay window allows plenty of natural light to fill the room, with a radiator providing warmth.

Bedroom

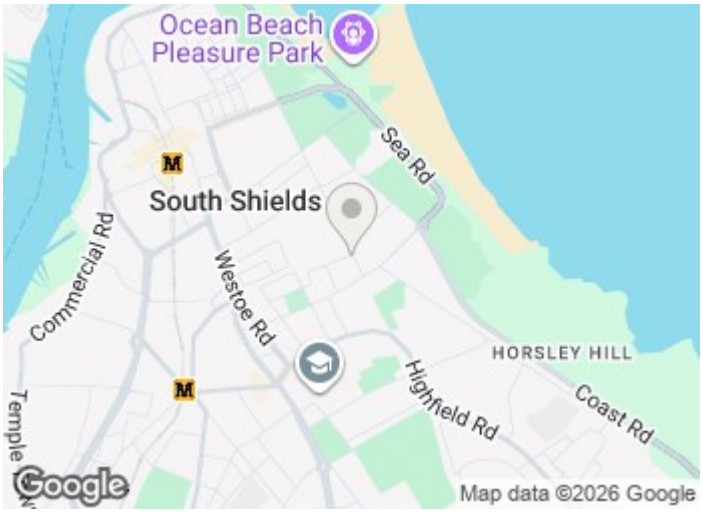
The second bedroom is neutrally decorated and benefits from carpet flooring, a UPVC double-glazed window and radiator. Although compact in size, the room offers a versatile additional space, ideal for use as a nursery, home office or dressing room.

Bathroom

The bathroom comprises a white suite including a WC, pedestal wash hand basin with separate taps and a panelled bath with mains-fed shower over, complemented by a glazed shower screen. Further benefits include a heated towel radiator, neutral décor and attractive herringbone-effect vinyl flooring.

External

To the rear of the property is a private, low-maintenance yard, providing a pleasant outdoor space.



Directions





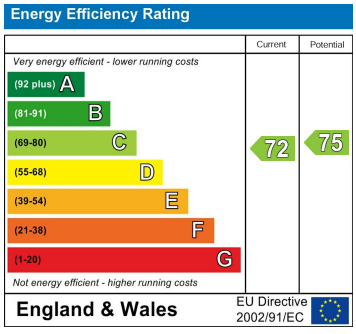





Floor Plan



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