

Gordon Road South Shields NE34 0QR

Offered to the market with vacant possession, this attractive freehold ground floor flat is situated within a popular and convenient residential location, ideally placed for access to local amenities, schools and excellent transport links.

The property offers well-proportioned accommodation throughout, briefly comprising a welcoming entrance hallway, spacious lounge, fitted kitchen, bathroom and two double bedrooms.

Additional benefits include gas central heating, uPVC double glazing and a private low-maintenance rear yard with gated access, enjoying a desirable south-east facing aspect.

An excellent opportunity for first-time buyers, downsizers or investors alike.

Offers in the region of £70,000

75 Gordon Road

South Shields NE34 0QR



- NO UPPER CHAIN
- PRIVATE REAR YARD
- EPC TO FOLLOW
- GROUND FLOOR FLAT
- COUNCIL TAX BAND A
- TWO BEDROOMS
- IDEAL INVESTMENT OPPORTUNITY

Entrance Hallway

A welcoming entrance hallway featuring neutral décor, carpet flooring, a gas central heating radiator and an electric wall heater. Providing access to the lounge and two bedrooms.

Lounge

The lounge features neutral décor and wood-effect laminate flooring. A painted sandstone fireplace provides a focal point to the room, alongside a gas central heating radiator and electric wall heater. A uPVC window allows natural light into the space.

Kitchen

The kitchen features neutral décor with a feature wall, alongside a range

of wall and base units with contrasting worktops. Incorporating a sink with mixer tap, plumbing for a washing machine and space for a gas cooker. Finished with laminate flooring, a uPVC window and access through to the bathroom.

Bedroom

A spacious double bedroom positioned to the front aspect, featuring neutral décor and carpet flooring. Benefitting from a uPVC bay window, brick-built fireplace with electric fire and a gas central heating radiator.

Bedroom

A rear aspect double bedroom featuring laminate flooring and a

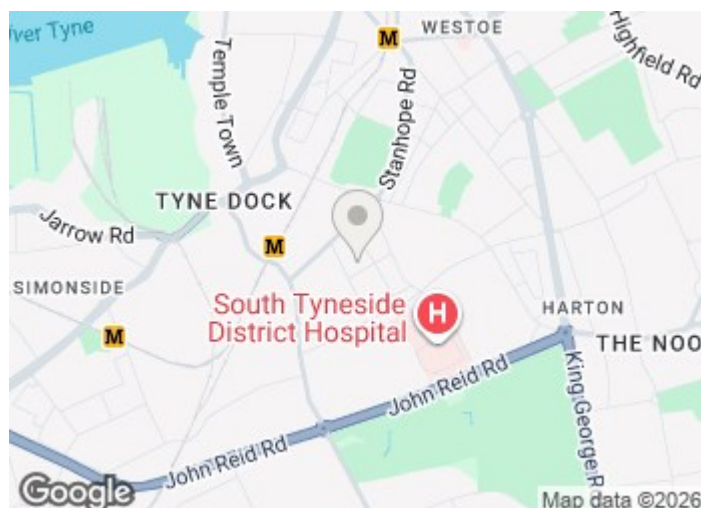
uPVC window. The room also benefits from fitted wardrobes with over-bed storage.

Bathroom

The bathroom features neutral décor and vinyl floor tiles, fitted with a three-piece suite comprising a panel bath with mixer tap, mains-powered shower over and glass shower screen, low-level WC and pedestal hand wash basin with stainless steel taps. A uPVC window provides natural light and ventilation.

External

To the rear is a low-maintenance private yard with gated access, enjoying a south-east facing aspect.



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	