



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
- PRIVATE YARD
- ENERGY RATING C
- SPACIOUS ROOMS
- GREAT LOCATION NEAR METRO AND LOCAL AMENITIES
- 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)

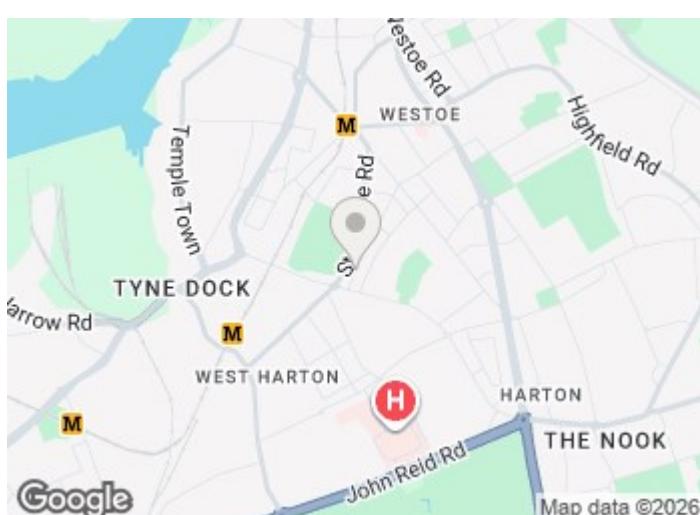
Bedroom

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

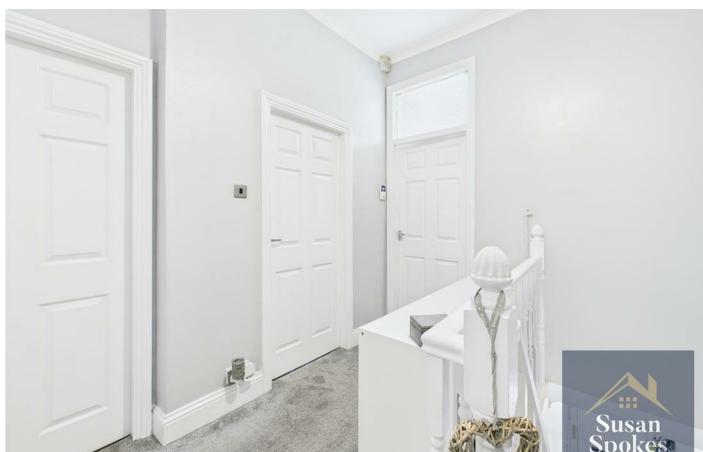
Bathroom

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

Exterior



Directions



Floor Plan



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 firms 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	71	77
(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	