



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## MORTIMER ROAD, SOUTH SHIELDS £129,950

If you are looking for a bit extra space then please do book a viewing to see this versatile and spacious Upper Maisonette in this convenient location from transport links, schools and local facilities. The home is currently arranged as three bedrooms and one reception room but could be two bedrooms, two reception rooms if required as there is a lovely large kitchen diner giving that extra space for dining. The bathroom is a super size, comes with a shower over the bath, whilst on the top floor are two decent attic bedrooms. With gas central heating, double glazing, Freehold title and No Onward Chain, viewing is a must.



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### Entrance Hall

Stairs to the first floor landing which has a gable window and access to the main rooms, radiator

### Living Room

15'5" x 14'4"

To the front with a bay window, limestone fire surround with a gas fire, ceiling rose, radiator. A door leads to the staircase to the second floor.

### Dining Room/Bedroom

15'9" x 14'5"

A versatile room which could be a dining room, sitting room or a large third bedroom if required. There is a feature fire surround, ceiling rose and coving, radiator

### Kitchen Diner

14'5" x 9'4"

Fitted with a range of wall and base units with work surfaces housing a sink unit, gas hob with oven under and canopy over, tiled splashbacks, central heating boiler, parquet floor and a radiator

### Rear Hall

Stairs down to the yard.

### Bathroom

15'7" x 6'2"

A lovely large bathroom with a bath having a mixer shower over and a shower screen, wash basin and WC, part tiled walls and a large built in cupboard, laminate floor and a radiator

### Second Floor

#### Landing

#### Bedroom 1

14'2" x 12'1"

Front dormer window and eaves level storage, radiator

#### Bedroom 2

17'3" x 8'6"

Gable window and eaves level storage, radiator

### External

Rear yard, shared with the lower flat and with an electric roller door for access.

### Note

Freehold Title of 36 Mortimer Road and 25 Albany Street West, subject to the reciprocal lease of 25 Albany Street West which is 999 years from 1988.

Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 11 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps.. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited.

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