



# Trading Places

Coastal and Country Property Specialists



## 3 Aldwych Street South Shields, Tyne and Wear, NE33 3BZ

Nestled in the charming area of South Shields, Tyne and Wear, which is in walking distance to the beach, this lovely end of terrace, one bedroom ground floor apartment at 3 Aldwych Street presents a rare opportunity for those seeking a spacious and inviting home. The property boasts a generous outdoor yard/'yarden', perfect for enjoying the fresh air or entertaining guests during the warmer months.

Inside, you will find a larger than average dining kitchen, ideal for family gatherings or culinary enthusiasts who appreciate ample space for cooking and dining. The layout of the home is thoughtfully designed, ensuring a comfortable flow throughout. As an end of terrace property, it benefits from additional privacy and natural light, enhancing the overall living experience.

One of the standout features of this home is the convenient garage door parking, providing secure and easy access for your vehicle. Furthermore, the property is offered with no upper chain, allowing for a smooth and efficient purchase process.

This delightful residence is perfect for couples or individuals looking for a blend of comfort and practicality in a sought-after location. With its spacious interiors and outdoor space, this home is sure to impress. Do not miss the chance to make this wonderful property your own.

**Offers In The Region Of £70,000**

# 3 Aldwych Street

South Shields, Tyne and Wear, NE33 3BZ



- A Lovely apartment within walking distance to the seafront - Ideal Location
- Good Quality kitchen and Shower Room
- No Upper Chain
- Off street Parking Via Garage Door to parking
- Well Presented Throughout
- Larger than Average One Bedroom Apartment
- Lovely rear 'Yarden' perfect for alfresco dining and relaxing

## Entrance Hallway

A UPVC door leads to an entrance vestibule, which leads onto a spacious hallway with convenient space under the stairs to utilise as storage or desk space. Partial coving, central light, laminate floor, radiator and doors to kitchen, living room and bedroom.

## Living Room

**16'0" x 13'1" (4.90 x 4.01)**

A lovely bright and spacious room with an abundance of natural light via the upvc bay window, radiator, central light, coving, laminate floor.

## Dining Kitchen

With ample space for dining table and chairs, and direct access to the pleasant rear Yarden, this lovely room has a good range of wall and base units, rolled top work surface, tiled splash backs, integrated electric oven and 4 burner gas hob, stainless steel sink with drainer board and mixer tap, feature coving, central light, window overlooking the rear, and door to rear.

## Bedroom

**14'11" x 13'1" (4.57 x 4.01)**

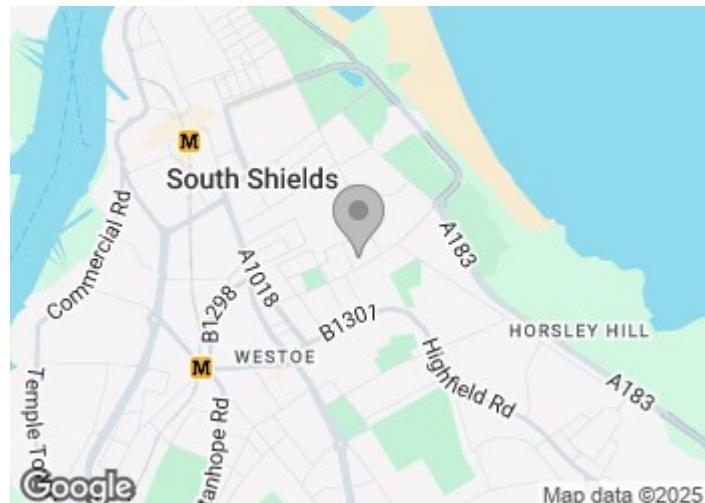
A private good sized double bedroom, overlooking the rear yard, central light, feature coving, radiator.

## Bathroom/Shower Room

A pleasant three piece bathroom comprising; Double shower cubicle with electric shower, wash hand basin with stainless steel taps, close coupled WC, double radiator, tiled floor and partial tiled walls, double glazed window to the rear elevation, extractor fan, and storage cupboard.

## Parking and Yard

One of the standout features of this home is the convenient garage door parking, providing secure and easy access for your vehicle. The yard is spacious and an ideal space for relaxing, outdoor dining and entertaining.



## 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.

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

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