



- GAS COMBI CENTRAL HEATING & HOT WATER HEATING
- PARTIAL UPVC FRAMED SEALED UNIT DOUBLE GLAZING INC FRONT DOOR
- REFITTED KITCHEN
- WHITE COLOURED BATHROOM SUITE INC SEPARATE SHOWER CUBICLE
- LARGE COURTYARD WITH PARKING TO REAR
- IMMEDIATE VACANT POSSESSION



A pleasantly positioned and well appointed three bedroom terraced house which is being offered for sale with immediate vacant possession. The property offers good value, it would make a superb family home and an internal inspection is well recommended.



Ashley Road is in an extremely popular area, it is within easy reach of all local amenities including primary and secondary schools, there is a good nursery at the end of Ashley Road, local shops may be found in Stanhope Road and there is a full range of shops and facilities in the town centre to which there is a regular bus service available. For schools in the area contact <http://www.southtyneside.info>.

The property benefits from the following accommodation.

#### **ACCOMMODATION**

##### **GROUND FLOOR**

##### **ENTRANCE HALL 14'0" x 7'5"**

With UPVC framed double glazed front door, staircase to first floor, radiator, understair storage cupboard with light.

##### **LOUNGE 13'7" x 13'9" plus bay window**

With a fireplace with conglomerate marble insert and hearth, incorporating an open flame coal effect gas fire, t.v. aerial point, corniced ceiling, two fitted wall lights to alcoves, radiator, double doors leading to the dining room.

#### **DINING ROOM**

**10'6" x 14'4"**

With corniced ceiling, radiator.

#### **KITCHEN/BREAKFAST ROOM**

**10'5" x 14'3"**

With a range of fitted wall and floor units with laminated worktops, ceramic tiled surrounds, incorporating an inset 1 ½ bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, a gas cooker point, breakfast bar, double radiator.

#### **REAR PORCH**

Which gives access to the rear courtyard.

#### **FIRST FLOOR**

##### **LANDING**

With access to loft.

##### **BEDROOM 1 (FRONT)**

**12'7" x 14'0" plus bay window**

With a range of fitted wardrobes with mirror fronted sliding doors.

##### **BEDROOM 2 (REAR)**

**12'6" x 14'7"**

With a range of fitted wardrobes with mirror fronted sliding doors, single glazed window.

##### **BEDROOM 3 (FRONT)**

**10'1" x 8'4"**

With radiator.

#### **BATHROOM**

**10'9" x 8'5"**

With a white coloured suite with chrome fittings comprising of corner panelled bath with shower mixer tap, pedestal washbasin, low level w.c. shower cubicle with glazed sliding doors and matching side panel, combi shower, part vinyl panelled walls, radiator, cupboard containing Potterton gas combination boiler for heating the domestic hot water and central heating systems, single glazed window.

#### **OUTSIDE**

##### **FRONT**

There is a walled forecourt.

##### **REAR**

There is a walled courtyard with metal up and over door for vehicle off road parking (2 cars), flower and shrub beds, timber shed, additional rear access.

## **TENURE**

We are informed by the vendors that the property is Freehold.

## **VIEWING**

Strictly by appointment via our South Shields office. Tel (0191) 4271414.

## **SERVICES**

Mains, gas, electricity, water, drainage, gas central heating, instant hot water heating (condensing combination boiler), telephone point with extension.

## **FIXTURES & FITTINGS**

Included in the sale are fitted carpets, curtains and window blinds.

## **COUNCIL TAX BAND**

South Tyneside Metropolitan Borough Council have verbally advised this property falls within band **B**, however this should be checked with them.

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Price: £145000

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