



- GAS CONDENSING COMBINATION BOILER
- UPVC FRAMED DOUBLE GLAZING INC FRONT DOOR
- WHITE COLOURED BATHROOM SUITE WITH ELECTRIC SHOWER OVER BATH
- GOOD DECORATIVE ORDER THROUGHOUT
- FITTED KITCHEN WITH BUILT IN APPLIANCES
- PRICE INCLUDES CARPETS & WINDOW BLINDS
- COUNCIL TAX BAND: A
- TENURE: FREEHOLD
- VIEWING VIA THE AGENT

A two bedroom ground floor flat which offers excellent value, it is in good decorative order throughout and has modern fixtures and fittings. An internal inspection is well recommended. This property is an ideal purchase for a property investor, first time buyer or a single couple.

Alverthorpe Street lies in a popular area, there is a bus service from Stanhope Road to the town centre and all surrounding areas, local shops are available within walking distance. For schools in the area contact: [www.southtyneside.info](http://www.southtyneside.info).

The property benefits from the following accommodation:

**ACCOMMODATION**

**GROUND FLOOR**

**ENTRANCE VESTIBULE**

With laminated floor covering.

**ENTRANCE HALL**

With laminated floor covering, storage cupboard, radiator.

**BEDROOM 1 (FRONT)**  
**4.14m x 4.31m plus bay window**

With two radiators, corniced ceiling.

**LIVING ROOM**  
**4.26m x 3.86m**

With a fireplace and electric fire, laminated floor covering, radiator, t.v. aerial point.

**BEDROOM 2 (REAR)**  
**4.27m x 2.33m**

With radiator.

**KITCHEN**  
**4.00m x 2.27m**

With a range of fitted wall and floor units with laminated worktops, ceramic tiled surrounds, incorporating an electric oven, gas hob with extractor fan and light above, an inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine, understair storage cupboard, door leading to the rear yard.

**LOBBY**

**BATHROOM**

With a white coloured suite comprising panelled bath with electric shower over, pedestal washbasin, ceramic tiled walls and floor, radiator, shelved linen cupboard containing gas condensing combination boiler for heating the domestic hot water and central heating systems, separate matching w.c. ceramic tiled floor.

**OUTSIDE**

**FRONT**

There is a walled forecourt.

**REAR**

There is a walled yard with a rear access, timber shed.

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**Price: £63000**

144/146 Fowler Street South Shields  
Tyne & Wear  
NE33 1PZ

Moody & Co  
Sales: 0191 4271414  
Rentals: 0191 4270335