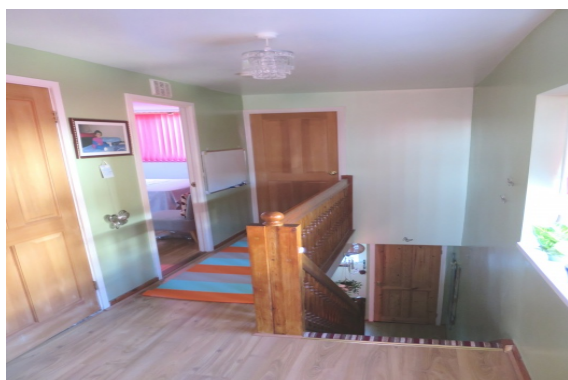




- GAS CONDENSING COMBINATION BOILER
- UPVC FRAMED SEALED UNIT DOUBLE GLAZING INC FRONT & BACK DOORS
- REFITTED KITCHEN WITH BUILT IN APPLIANCES. FREE STANDING WHITE GOODS NEGOTIABLE
- GOOD DECORATIVE ORDER THROUGHOUT
- GROUND FLOOR CLOAKROOM
- WHITE COLOURED BATHROOM SUITE WITH SHOWER OVER BATH
- GARDENS TO FRONT, SIDE & REAR
- IMMEDIATE VACANT POSSESSION
- COUNCIL TAX BAND: A
- TENURE: FREEHOLD



A three bedroom semi detached which would make a superb family home at an affordable price. This property has recently been subject to a full scheme of refurbishment and upgrading and has been finished to the highest of standards. It is offered for sale with immediate vacant possession. An internal inspection is recommended.



Regent Court is located within a short walk of the town centre and all local amenities. For schools in the area contact: [www.southtyneside.info](http://www.southtyneside.info).

The property benefits from the following accommodation:

#### **ACCOMMODATION**

##### **GROUND FLOOR**

##### **ENTRANCE PORCH**

With composite double glazed front door, UPVC framed double glazed door leading to the side elevation.

### **ENTRANCE HALL 5.56m x 1.79m**

With staircase to first floor with pine banister rail and matching spindles, laminated floor covering, radiator.

### **CLOAKROOM**

With a white coloured suite comprising of low level w.c. washbasin, ceramic tiled walls and floor.

### **LIVING ROOM 3.05m x 4.59m**

With laminated floor covering, double radiator, t.v. aerial point.

### **KITCHEN/DINING ROOM 5.42m x 2.73m**

With a range of fitted wall and floor units with laminated worktops, ceramic tiled surrounds, incorporating an electric oven, five burner gas hob with extractor fan and light above, an inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, free standing fridge/freezer (white goods negotiable), double radiator, laminated floor covering.

### **FIRST FLOOR**

#### **LANDING**

With cupboard containing gas condensing combination boiler for heating the domestic hot water and central heating systems.

#### **BEDROOM 1 (FRONT) 2.66m x 4.71m**

With a range of fitted wardrobes with sliding doors – one section being mirror fronted, t.v. aerial point, radiator.

#### **BEDROOM 2 (REAR) 4.50m x 2.43m**

With a range of fitted wardrobes with sliding doors, one section being mirror fronted, laminated floor covering, radiator.

#### **BEDROOM 3 (REAR) 2.99m x 2.09m**

With laminated floor covering, radiator.

#### **BATHROOM 1.80m x 1.71m**

With a white coloured suite with chrome fittings comprising panelled bath with electric shower over and retracting side splash panel and additional shower mixer tap, washbasin, low level w.c. ceramic tiled walls and floor, vinyl panelled ceiling with spotlights.

### **OUTSIDE**

#### **FRONT**

There is a walled garden which has been block paved with a gate leading to the side courtyard.

#### **SIDE COURTYARD**

Which is enclosed with a brick built store and a gate leading to the rear garden.

#### **REAR GARDEN**

Which has been screen fenced and walled with a rear access.

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Price: £116000

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

Moody & Co  
Sales: 0191 4271414  
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