



- GAS CONDENSING COMBINATION BOILER
- UPVC FRAMED SEALED UNIT DOUBLE GLAZING INC FRONT & BACK DOORS
- IMMEDIATE VACANT POSSESSION AVAILABLE
- FITTED KITCHEN WITH BUILT IN APPLIANCES
- WHITE BATHROOM SUITE WITH COMBI SHOWER OVER BATH
- GOOD DECORATIVE ORDER
- SOUTH FACING SEPARATE YARD
- COUNCIL TAX BAND: A
- TENURE: LEASEHOLD

Located in an extremely popular and sought after area, a two bedroom ground floor flat which is well appointed and offered for sale with immediate vacant possession. It is an ideal purchase for a first time buyer, single couple or indeed a property investor. No. 14 Alverthorpe Street is also available for sale which is the flat above therefore creating a Freehold unit.

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 UPVC framed double glazed front door, laminated floor covering, corniced ceiling.

#### **ENTRANCE HALL**

With laminated floor covering, radiator, understair storage cupboard.

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

**4.35m x 4m plus bay window**

With corniced ceiling, radiator.

#### **REAR LIVING ROOM**

**3.77m x 4.24m**

With a fireplace incorporating an open flame coal effect gas fire, laminated floor covering, corniced ceiling, storage cupboard to alcove, t.v. aerial point, radiator.

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

**4.25m x 2.35m**

With radiator, cupboard containing gas condensing combination boiler.

#### **KITCHEN**

**1.62m x 2.59m**

With a range off fitted wall and floor units with laminated worktops, ceramic tiled surrounds, incorporating an electric oven, gas hob with concealed extractor fan and light above, an inset stainless steel sink unit with mixer tap, UPVC framed double glazed door leading to the rear yard.

#### **BATHROOM**

**2.25m x 1.57m plus recess**

With a white coloured suite with chrome fittings comprising of panelled bath with combi shower over and glazed side splash panel, pedestal washbasin, low level w.c. vinyl panelled walls and ceiling, plumbing for automatic washing machine, ceramic tiled floor, radiator.

### **OUTSIDE**

#### **FRONT**

There is a shared walled forecourt with the first floor flat.

#### **REAR**

There is a separate walled yard with a rear access (south facing).

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**Price: £69950**

144/146 Fowler Street South Shields  
Tyne & Wear  
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Moody & Co  
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Rentals: 0191 4270335