



- GOOD DECORATIVE ORDER
- UPVC FRAMED SEALED UNIT DOUBLE GLAZING INC FRONT & BACK DOORS
- FITTED KITCHEN WITH BUILT IN APPLIANCES
- EN SUITE SHOWER ROOM TO MASTER BEDROOM
- GROUND FLOOR CLOAKROOM
- PRICE INCLUDES CARPETS & BLINDS
- COUNCIL TAX BAND: C
- TENURE: WE ARE INFORMED BY THE VENDORS OF THE PROPERTY THAT THE TENURE IS FREEHOLD



A three storey modern town house which would make a superb family home at an affordable price. An internal inspection is well recommended.

County Mews is centrally located and is within easy reach of all local amenities including the town centre and local shops. For schools in the area contact [www.southtyneside.info](http://www.southtyneside.info)

The property benefits from the following accommodation

#### **ACCOMMODATION**

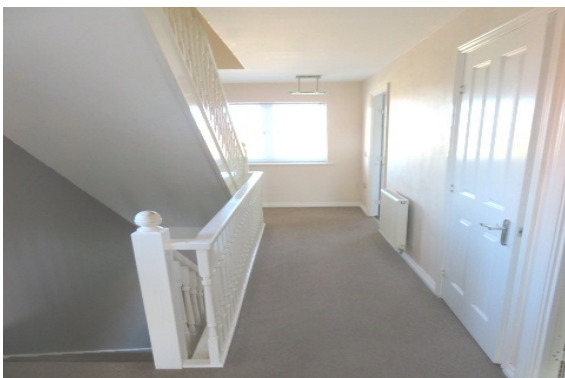
##### **GROUND FLOOR**

##### **ENTRANCE HALL 3.56m x 1.95m**

With UPVC framed double glazed front door, staircase to first floor, understair storage cupboard, laminated floor covering.

##### **LIVING ROOM/KITCHEN**

##### **Kitchen Area 2.56m x 3.61m**



With a range of fitted wall and floor units, incorporating an electric oven, gas hob with extractor fan and light above, plumbing for automatic washing machine, an inset stainless steel sink unit with mixer tap, ceiling spotlights, cupboard containing Baxi Duotech gas condensing combination boiler for heating the domestic hot water and central heating systems, radiator, laminated floor covering.

**Living Room**  
**4.46m x 4.59m**

With radiator, t.v. aerial point, UPVC framed double glazed French doors leading to the rear garden, laminated floor covering, double radiator.

**CLOAKROOM**

With a white coloured suite comprising of pedestal washbasin, low level w.c. double radiator, ceramic tiled floor.

**FIRST FLOOR**

**LANDING**

With staircase to second floor, radiator, storage cupboard.

**BEDROOM 3 (FRONT)**  
**2.55m x 2.92m**

With radiator.

**BEDROOM 2 (REAR)**  
**3.95m x 2.82m plus wardrobes**

With radiator.

**FAMILY BATHROOM**  
**2.11m x 2.53m**

With a white coloured suite comprising of panelled bath with combi shower and glazed side splash panel, pedestal washbasin, low level w.c. part ceramic tiled walls, radiator, extractor fan.

**SECOND FLOOR**

**LANDING**

With radiator.

**BEDROOM 1**  
**3.51m x 3.86m**

With access to loft, t.v. aerial point, radiator, walk in dressing room with radiator.

**EN SUITE SHOWER ROOM**  
**2.87m x 1.87m**

With a white coloured suite comprising of shower cubicle with electric shower, vanity unit with washbasin and cupboard below, low level w.c. ceramic tiled walls and floor, radiator.

**OUTSIDE**

**FRONT**

There is an open plan garden set to lawn, there is a tap to the side

of the property.

## **REAR GARDEN**

Which has been screen fenced, there is side access, lawn, patio and timber shed.

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Price: £174950

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