



- IMMEDIATE VACANT POSSESSION AVAILABLE
- GAS CONDENSING COMBINATION BOILER
- UPVC/ALUMINIUM FRAMED DOUBLE GLAZING
- FITTED KITCHEN WITH BUILT IN APPLIANCES
- WHITE COLOURED BATHROOM WITH SHOWER OVER BATH
- GOOD DECORATIVE ORDER THROUGHOUT
- PRICE INCLUDES CARPETS & WINDOW BLINDS
- ENCLOSED OFF ROAD PARKING TO REAR GARDEN
- POPULAR LOCATION
- COUNCIL TAX BAND: B



An inexpensively priced three bedroom mid link house which offers excellent value. This property has been well maintained and improved by the present owners and is offered for sale with immediate vacant possession. It is an ideal purchase for a single couple or a first time buyer, yet is amply large enough to make a good family home. An internal inspection is well recommended.



Truro Way lies on the Fellgate Estate and is within easy reach of all local amenities, local shops may be found within walking distance, a fuller range of shops and facilities are available in both Jarrow and South Shields town centres to which there is a bus service available. There is a metro station within walking distance giving access to all surrounding areas. 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**  
**1.78m x 3.79m**

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

### **THROUGH LIVING ROOM**

**7.14m x 3.44m reducing to 2.66m**

With two double radiators, t.v. aerial point.

### **KITCHEN**

**3.43m x 2.55m**

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 sink unit with mixer tap, UPVC framed double glazed door leading to the rear garden.

### **FIRST FLOOR**

#### **LANDING**

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

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

**3.04m x 3.43m**

With radiator.

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

**2.85m x 2.96m**

With radiator.

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

**2.28m x 2.54m**

With radiator.

### **BATHROOM**

**1.65m x 2.42m**

Comprising of panelled bath with electric shower over and glazed side splash panel, pedestal washbasin, low level w.c. part ceramic tiled walls.

### **OUTSIDE**

#### **FRONT**

There is a walled garden.

#### **REAR**

There is a screen fenced garden with double gates including a parking bay.

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Price: £104999

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