



- REQUIRING UPGRADING
- IMMEDIATE VACANT POSSESSION AVAILABLE
- GAS CONDENSING COMBINATION BOILER
- PART UPVC FRAMED DOUBLE GLAZING
- SEPARATE YARD
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND: A
- EPC RATING: D
- WE ARE INFORMED BY THE VENDORS THAT THE PROPERTY IS FREEHOLD

A two bedroom ground floor flat which requires a scheme of refurbishment and upgrading. This has been reflected in the asking price and gives the prospective purchasers the opportunity of carrying out improvement works to their own style and taste. An early inspection is well recommended as we do not anticipate it being on the open market for any length of time.

St Vincent Street is located in one of the most sought after areas in South Shields for properties of this type. For schools in the area contact www.southtyneside.info

The property benefits from the following accommodation

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

With laminated floor covering.

HALL

With laminated floor covering, understair storage cupboard.

BEDROOM 1 (FRONT)
4.58m x 2.49m plus bay window

With original fireplace, decorative plaster ceiling, radiator, laminated floor covering.

BEDROOM 2 (REAR)
2.54m x 3.44m

With laminated floor covering, radiator, fireplace.

REAR LIVING ROOM
3.79m x 4.41m

With a fireplace with a living flame gas fire (not tested), radiator.

KITCHEN
2.47m x 2.31m

With a range of base units including plumbing for automatic washing machine, electric cooker point, an inset stainless steel sink unit with mixer tap, wall mounted Main gas condensing combination boiler for heating the domestic hot water and central heating systems (not tested), understair storage cupboard.

REAR HALL

With door leading to the rear yard.

BATHROOM
2.08m x 2.52m

With a shower cubicle, washbasin and low level w.c.

OUTSIDE

FRONT

There is a walled forecourt.

REAR

There is a walled yard with a rear access.

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Price: £39950

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

Moody & Co
Sales: 0191 4271414
Rentals: 0191 4270335