



- IMMEDIATE VACANT POSSESSION AVAILABLE
- GAS COMBI CENTRAL HEATING
- MAINS 7 INSTANT WATER HEATING
- FITTED KITCHEN
- WHITE COLOURED BATHROOM
- LARGE SEPARATE YARD
- SENSIBLE PRICE
- COUNCIL TAX BAND: A
- EPC RATING: C
- TENURE: NEW LEASE TO BE CREATED £125 YEARS



An extremely sensibly priced two bedroom ground floor flat which is being offered for sale with immediate vacant possession. This property is an ideal purchase for a first time buyer, single couple or indeed a property investor.



Ethel Terrace lies off Boldon Lane where local shops may be found. There are bus services and a metro station close by leading to surrounding areas and the town centre.

The property benefits from the following accommodation

#### **ACCOMMODATION**

##### **GROUND FLOOR**

##### **ENTRANCE VESTIBULE**

With UPVC framed double glazed front door.

##### **ENTRANCE HALL**

With radiator, understair storage cupboard.

**BEDROOM 1 (FRONT)**  
**3.85m x 4.57m**

With radiator, corniced ceiling.

**BEDROOM 2 (REAR)**

**3.75m x 2.21m**

With radiator, cupboard containing Baxi Duotech gas combination boiler for heating the central heating system.

**REAR LIVING ROOM**

**4.05m x 3.72m**

With radiator, fireplace.

**KITCHEN**

**1.79m x 3.36m plus hall recess**

With a range of fitted units incorporating an inset stainless steel sink unit, gas cooker point, plumbing for automatic washing machine, radiator, door leading to the rear hall, understair storage cupboard.

**BATHROOM**

**1.66m x 2.40m**

With a panelled bath with shower mixer over, pedestal washbasin, low level w.c. double radiator, part ceramic tiled and part vinyl panelled walls.

**OUTSIDE**

**FRONT**

There is a walled forecourt.

**REAR**

There is a walled yard with a rear access.

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Price: £49995

144/146 Fowler Street South Shields  
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Moody & Co  
Sales: 0191 4271414  
Rentals: 0191 4270335