



Ground Floor

- CURRENTLY TENANTED ON AN ASSURED SHORTHOLD TENANCY @ £425 PCM
- GAS CENTRAL HEATING
- UPVC FRAMED SEALED UNIT DOUBLE GLAZING INC FRONT & BACK DOORS
- FITTED KITCHEN WITH BUILT IN APPLIANCES
- WHITE BATHROOM SUITE WITH SHOWER OVER BATH
- GOOD DECORATIVE ORDER
- SEPARATE YARD WITH ENCLOSED PARKING FOR 2 CARS
- CENTRAL LOCATION
- COUNCIL TAX BAND: A
- EPC RATING: D

A well appointed two bedroom ground floor flat which is being offered for sale as either an investment opportunity or a first time buyer. It is currently let on an Assured Shorthold Tenancy @ £425 per calendar month. The tenancy commenced on 30/12/20. This property offers excellent value and an internal inspection is well recommended.

Wharton Street is centrally located being within easy reach of the sea front, South Tyneside College and the town centre. Local shops are available within walking distance as is a regular bus route to all surrounding areas.

The property benefits from the following accommodation

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

With UPVC framed double glazed front door, laminated floor

covering.

ENTRANCE HALL

With laminated floor covering, radiator.

BEDROOM 1 (FRONT) 3.97m x 4.50m plus bay window

With double radiator, laminated floor covering.

BEDROOM 2 (REAR) 2.34m x 3.47m

With radiator.

REAR LIVING ROOM 4.48m x 3.6m

With laminated floor covering, a minster style fireplace with living flame gas fire, t.v. aerial point, double radiator.

KITCHEN 3.48m x 1.94m

With a range of fitted wall and floor units with laminated worktops, ceramic tiled surrounds, incorporating an electric oven, gas hob with extractor fan and light above, an inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine, wall mounted gas combination boiler for heating the domestic hot water and central heating systems.

REAR HALL

With double radiator, UPVC framed double glazed door leading to the rear yard.

BATHROOM 2.65m x 2.41m

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

OUTSIDE

FRONT

There is a shared walled forecourt.

REAR

There is a separate walled yard with a metal up and over garage style door and enclosed parking for 2 cars.

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Price: £66500

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