



- REQUIRING INTERNAL UPGRADING
- GAS CONDENSING COMBINATION BOILER
- UPVC FRAMED SEALED UNIT DOUBLE GLAZING INC FRONT & BACK DOORS
- FITTED KITCHEN
- WHITE BATHROOM SUITE WITH SHOWER OVER BATH
- SEPARATE YARD
- COUNCIL TAX BAND: A
- EPC RATING: D
- TENURE: WE ARE INFORMED BY THE VENDORS THAT THE PROPERTY IS FREEHOLD



A two bedroom ground floor which is offered for sale with immediate vacant possession. The property does however require some internal upgrading and this fact has been adequately reflected in the asking price and gives the prospective purchasers to opportunity of carry out improvements works to their own style and taste. It is therefore an ideal opportunity for either an investment buyer or a first time buyer. An internal inspection is well recommended at it has been realistically priced for a quick sale.



Leighton Street is well located being within easy reach of both the town centre and South Tyneside College and would be an ideal opportunity for an investment buyer or a first time buyer. Local shops may be found within walking distance in Westoe Road, a fuller range of shops and facilities may be found in the town centre.

The property benefits from the following accommodation

ACCOMMODATION

GROUND FLOOR ONLY

ENTRANCE HALL

With UPVC framed double glazed front door, radiator.

BEDROOM 1 (FRONT)

3.74m x 4.11m

With radiator.

REAR LIVING ROOM

3.67m x 4.13m

With t.v. aerial point, radiator.

BEDROOM 2 (REAR)

4.13m x 2.05m

With radiator.

KITCHEN

2.06m x 2.61m

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

REAR HALL

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

BATHROOM

1.64m x 2.19m

With a white coloured suite comprising of panelled bath with shower over, washbasin, low level w.c. part ceramic tiled walls, radiator.

OUTSIDE

FRONT

There is a shared walled forecourt.

REAR

There is a walled yard with a rear access.

A two bedroom ground floor which is offered for sale with immediate vacant possession. The property does however require some internal upgrading and this fact has been adequately reflected in the asking price and gives the prospective purchasers to opportunity of carry out improvements works to their own style and taste. It is therefore an ideal opportunity for either an investment buyer or a first time buyer. An internal inspection is well recommended at it has been realistically priced for a quick sale.

Leighton Street is well located being within easy reach of both the town centre and South Tyneside College and would be an ideal opportunity for an investment buyer or a first time buyer. Local shops may be found within walking distance in Westoe Road, a fuller range of shops and facilities may be found in the town centre.

The property benefits from the following accommodation

ACCOMMODATION

GROUND FLOOR ONLY

ENTRANCE HALL

With UPVC framed double glazed front door, radiator.

BEDROOM 1 (FRONT)

3.74m x 4.11m

With radiator.

REAR LIVING ROOM

3.67m x 4.13m

With t.v. aerial point, radiator.

BEDROOM 2 (REAR)

4.13m x 2.05m

With radiator.

KITCHEN

2.06m x 2.61m

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

REAR HALL

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

BATHROOM

1.64m x 2.19m

With a white coloured suite comprising of panelled bath with shower over, washbasin, low level w.c. part ceramic tiled walls, radiator.

OUTSIDE

FRONT

There is a shared walled forecourt.

REAR

There is a walled yard with a rear access.

Price: £57000

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

Moody & Co
Sales: 0191 4271414
Rentals: 0191 4270335