



- IMMEDIATE VACANT POSSESSION AVAILABLE
- GAS CONDENSING COMBINATION BOILER
- RECOVERED ROOF
- UPVC FRAMED SEALED UNIT DOUBLE GLAZING INC FRONT DOOR
- GOOD DECORATIVE ORDER THROUGHOUT
- REFITTED KITCHEN WITH BUILT IN APPLIANCES
- WHITE COLOURED BATHROOM SUITE WITH SEPARATE SHOWER
- SPACIOUS ACCOMMODATION
- COUNCIL TAX BAND: A EPC RATING: D
- TENURE: WE ARE INFORMED BY THE VENDORS THE PROPERTY IS LEASEHOLD. 999 YEAR LEASE FROM 2013



Occupying a corner site and fronting onto Stanhope Road, a two storey 1st and 2nd floor maisonette flat which offers well apportioned and spacious accommodation. This property has been fully refurbished and is in excellent order throughout. An internal inspection is well recommended.



Local shops may be found locally in Stanhope Road together with a bus service to the town centre where a full range of shops and facilities may be found and there is a metro station within a short walk.

For schools in the area contact www.southtyneside.info

The property benefits from the following accommodation

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

With cloaks cupboard, staircase to first floor.

FIRST FLOOR

LANDING

With two radiators, staircase to second floor.

LIVING ROOM (FRONTING ONTO STANHOPE RD)

5.07m x 4.22m plus bay window

With t.v. aerial point, corniced ceiling, radiator.

BEDROOM 2 (SIDE)

3.83m x 3.09m

With radiator.

KITCHEN/BREAKFAST ROOM

2.71m x 4.07m

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

BATHROOM

2.67m x 1.59m

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

SECOND FLOOR

LANDING

With velux double glazed roof window.

BEDROOM 1 (FRONT)

3.73m x 4.7m

With radiator.

BEDROOM 3 (SIDE)

3.88m x 2.81m

With radiator.

OUTSIDE

There is a shared yard to the rear which is accessed via the back street.

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Price: £110000

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

Moody & Co
Sales: 0191 4271414
Rentals: 0191 4270335