

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



- REQUIRING A SCHEME OF UPGRADING
- IMMEDIATE VACANT POSSESSION AVAILABLE
- UPVC FRAMED SEALED UNIT DOUBLE GLAZING
- GAS COMBI CENTRAL HEATING & HOT WATER HEATING
- WITHIN EASY REACH OF ALL PUBLIC TRANSPORT
- YARD WITH ENCLOSED PARKING TO REAR
- COUNCIL TAX BAND: A
- EPC RATING: D
- TENURE: WE ARE INFORMED BY THE VENDORS THE PROPERTY IS FREEHOLD

A three bedroom mid terraced house which requires a scheme of refurbishment. This property is an ideal purchase for a first time buyer, young family, property investor/developer requiring a property to upgrade to their own style and taste.

Richardson Avenue is ideally located for bus services to the town centre and surrounding areas. For schools in the area contact www.southtyneside.info

The property benefits from the following accommodation

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

With UPVC framed double glazed front door, staircase to first floor, laminated floor.

LIVING ROOM

4.68m x 3.65m

With laminated floor covering.

KITCHEN/DINING ROOM

4.75m x 4.10m

With a range of fitted units (poor condition and requiring stripping out and replacing), gas boiler (not tested), UPVC framed double glazed French doors leading to the rear yard, stainless steel sink unit, understair storage cupboard.

FIRST FLOOR

LANDING

With access to loft, radiator.

BEDROOM 1 (FRONT)

3.66m x 4.84m

With UPVC framed double glazed window, radiator.

BEDROOM 2 (REAR)

4.15m x 3.23m

With radiator.

BATHROOM

3.15m x 1.44m

With a shower cubicle, pedestal washbasin, w.c. radiator.

OUTSIDE

REAR

There is a walled yard with a metal garage style up and over door allowing for access for enclosed parking, gate to the side.

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Price: £60000

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Rentals: 0191 4270335