



- REQUIRING A SCHEME OF UPGRADING
- IMMEDIATE VACANT POSSESSION AVAILABLE
- UPVC FRAMED SEALED UNIT DOUBLE GLAZING
- GAS COMBI CENTRAL HEATING & HOT WATER HEATING
- WITH 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](http://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.*

*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](http://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.*

**Price: £60000**

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

Moody & Co  
Sales: 0191 4271414  
Rentals: 0191 4270335