



- IMMEDIATE VACANT POSSESSION AVAILABLE
- GAS CONDENSING COMBINATION BOILER
- FITTED KITCHEN WITH BUILT IN APPLIANCES
- UPVC FRAMED SEALED UNIT DOUBLE GLAZING
- WHITE BATHROOM SUITE WITH SHOWER OVER BATH
- PRICE INCLUDES ALL FITTED FLOOR COVERINGS
- COUNCIL TAX BAND: A
- EPC RATING: E
- TENURE: WE ARE INFORMED BY THE VENDORS THAT THE PROPERTY IS LEASEHOLD (CURRENTLY UNDERGOING A VARIATION OF LEASE. PRESENT UNEXPIRED TERM 56 YEARS)

*A 2 bedroom, 2 reception room end terraced first floor flat which is located in one of the most popular and sought after areas in South Shields. This property offers well apportioned accommodation at a realistic price.*

*Mowbray Road lies within easy reach of all local amenities, it is within a short walk of the sea front and lies on a regular bus route to the town centre and all 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.

#### **FIRST FLOOR**

##### **LANDING**

With access to loft, radiator.

##### **BEDROOM 2 (FRONT)**

**2.45m x 2.16m**

With radiator.

##### **LIVING ROOM**

**4.46m x 3.61m plus bay window**

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

##### **BEDROOM 1 (SIDE)**

**3.31m x 3.61m**

With a range of high level cupboards, double radiator.

##### **REAR LIVING ROOM/STUDY**

**3.42m x 2.16m**

With access to rear hall, radiator.

##### **REAR HALL**

With storage cupboard, door leading to the kitchen.

##### **KITCHEN/BREAKFAST ROOM**

**3.49m x 3.47m**

With a range of fitted wall and floor units with laminated worktops, ceramic tiled surrounds, incorporating an electric oven, gas hob, an inset 1 ½ bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, Baxi Duotech gas condensing combination boiler for heating the domestic hot water and central heating systems, cupboard space for fridge/freezer, double radiator, enclosed staircase off leading to the ground floor and rear yard which is accessed via a UPVC framed and panelled door.

##### **BATHROOM**

**2.33m x 2.11m**

With a white coloured suite comprising of panelled bath with electric shower over and glazed side splash panel, pedestal washbasin, low level w.c. part vinyl panelled walls, radiator.

### **OUTSIDE**

#### **FRONT**

*There is a walled and wrought iron forecourt.*

## **REAR**

*There is a walled yard with a rear access.*

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Price: £105000

144/146 Fowler Street South Shields  
Tyne & Wear  
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Moody & Co  
Sales: 0191 4271414  
Rentals: 0191 4270335