



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

- GAS CONDENSING COMBINATION BOILER
- UPVC FRAMED SEALED UNIT DOUBLE GLAZING INC FRONT & BACK DOORS
- FITTED KITCHEN
- WHITE COLOURED BATHROOM SUITE WITH ELECTRIC SHOWER OVER BATH
- INEXPENSIVELY PRICED
- GARDENS TO FRONT & REAR
- PRICE INCLUDES FITTED FLOOR COVERINGS
- COUNCIL TAX BAND: A
- EPC RATIGN: D
- WE ARE INFORMED BY THE VENDORS THE PROPERTY IS FREEHOLD

A two bedroom semi detached house which is offered for sale at an extremely attractive price. It has been priced to be within reach of a first time buyer, single couple or indeed a small family. It is also an ideal purchase for a property investor as properties of this type rent out extremely well and offer good return on capital investment.

Warkworth Avenue lies close to Horsley Hill Square where local shops and facilities may be found together with bus services to the town centre. For schools in the area contact www.southtyneside.info

The property benefits from the following accommodation

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

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

LIVING ROOM
3.55m x 4.25m plus bay window

With UPVC framed double glazed French doors leading to the rear garden, t.v. aerial point, radiator.

KITCHEN
3.05m x 2.45m

With a range of fitted base units incorporating an inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine, double radiator, understair storage cupboard, UPVC framed double glazed door leading to the rear garden.

BATHROOM
1.95m x 1.63m

With a white coloured suite comprising of panelled bath with electric shower over, pedestal washbasin, low level w.c. radiator.

FIRST FLOOR

LANDING

With double radiator.

BEDROOM 1 (FRONT TO REAR)
3.81m x 4.24m

With double radiator.

BEDROOM 2 (FRONT TO REAR)
4.25m x 1.97m plus recess

With double radiator, access to loft.

OUTSIDE

FRONT

There is a walled and fenced garden.

REAR

There is a screen fenced garden.

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Price: £82500

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

Moody & Co
Sales: 0191 4271414
Rentals: 0191 4270335