



- IMMEDIATE VACANT POSSESSION AVAILABLE, GAS CONDENSING COMBINATION BOILER (18 MONTHS OLD)
- UPVC FRAMED SEALED UNIT DOUBLE GLAZING INC FRONT & BACK DOORS
- GROUND FLOOR CLOAKROOM
- BATHROOM FULLY REFURBISHED & NEVER USED
- GARAGE
- OFF ROAD PARKING
- CENTRAL LOCATION
- COUNCIL TAX BAND: A
- EPC RATING: D
- TENURE: WE ARE INFORMED BY THE VENDORS THE PROPERTY IS FREEHOLD



A three storey mid terraced house which is offered for sale with immediate vacant possession. Whilst the property has been generally well maintained it is internally dated and requires upgrading. This has been adequately reflected in the asking price and gives the prospective purchasers the opportunity of carrying out improvement works to their own style and taste. This property would make a good family home.



Fawcett Way lies adjacent to the town centre, it is therefore readily accessible via walking distance, it also lies adjacent to the local metro station and there are regular bus services close by. For schools in the area contact www.southtyneside.info

The property benefits from the following accommodation

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

With UPVC framed double glazed front door, UPVC framed double glazed door leading to the inner hall.

INNER HALL

With staircase to first floor, understair storage cupboard.

CLOAKROOM

With a refitted suite comprising of low level w.c. washbasin, vinyl panelled walls and ceiling, ceiling spotlights.

BEDROOM 3 **3.01m x 2.57m**

With radiator.

REAR HALL

With access to garage.

REAR LOBBY

With UPVC framed double glazed door leading to the rear garden/yard.

GARAGE (INTEGRAL) **5.30m x 2.71m**

With metal up and over door, light and power supply.

FIRST FLOOR

LANDING

With storage cupboards, staircase to second floor.

LIVING ROOM **3.85m x 4.13m**

With radiator, a fireplace and t.v. aerial point.

KITCHEN/DINING ROOM **3.84m x 3.17m**

With a range of fitted wall and floor units incorporating a stainless steel sink unit, gas cooker point, wall mounted gas condensing combination boiler for heating the domestic hot water and central heating systems, radiator.

SECOND FLOOR

LANDING

With two storage cupboards.

BEDROOM 1 (REAR) **3.18m x 3.87m**

With radiator.

BEDROOM 2 (FRONT) **3.86m x 2.67m**

With radiator.

BATHROOM

2.16m x 1.37m

With a white coloured suite comprising of shower cubicle and glazed side screen, washbasin with cupboard below, low level w.c. vinyl panelled walls and ceiling, LED spotlights, chrome ladder style heated towel rail.

OUTSIDE

FRONT

There is a fenced garden.

REAR

There is a screen fenced garden with double gates allowing for vehicle access, parking for 2 cars, access to the garage.

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Price: £99950

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