



- IMMEDIATE VACANT POSSESSION AVAILABLE, GAS CONDENSING COMBINATION BOILER
- UPVC FRAMED DOUBLE GLAZED WINDOWS & DOORS THROUGHOUT, UPVC FRAMED DOUBLE GLAZED CONSERVATORY
- SEPARATE UTILITY ROOM, FITTED KITCHEN WITH BUILT IN APPLIANCES
- GROUND FLOOR CLOAKROOM, WHITE COLOURED BATHROOM SUITE WITH SHOWER OVER BATH
- GARAGE
- COUNCIL TAX BAND: C
- EPC RATING: D
- TENURE: WE ARE INFORMED BY THE VENDORS THE PROPERTY IS FREEHOLD

Offering outstanding value, a semi detached house which is offered for sale with immediate vacant possession. Whilst the property has had a number of improvements carried out it does require some minor internal upgrading and redecoration and this fact has been adequately reflected in the asking price and gives the prospective purchasers the opportunity of finishing to their own style and taste.

An early inspection is recommended as we do not anticipate it being on the open market for any length of time.

St Simon Street lies off Green Lane and is on a regular bus route to the town centre and local shops where a range of facilities are available. It is also within a short drive of the A19 dual carriageway. For schools in the area contact www.southtyneside.info

The property benefits from the following accommodation

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With composite double glazed front door, laminated floor covering, radiator.

GROUND FLOOR CLOAKROOM

With low level w.c. washbasin with cupboard below, laminated floor covering, vinyl panelled walls and ceiling.

LIVING ROOM

4.21m x 4.83m

With laminated floor covering, staircase to first floor, double radiator, opening to the kitchen/dining room.

KITCHEN/DINING ROOM

4.81m x 2.91m

With a range of fitted wall and floor units with laminated worktops, incorporating a ceramic hob, electric oven, plumbing for automatic washing machine, double radiator, access to the utility room, opening to the conservatory.

CONSERVATORY

2.42m x 4.96m

Which is UPVC framed and double glazed with French doors leading to the rear garden, radiator.

UTILITY ROOM

2.36m x 2.76m

With a range of fitted wall and floor units with laminated worktops and ceramic tiled surrounds, plumbing for automatic washing machine, UPVC framed double glazed door leading to the rear garden.

FIRST FLOOR

LANDING

With access to loft, storage cupboard.

BEDROOM 1 (FRONT)

4.83m x 3.75m

With radiator.

BEDROOM 2 (REAR)

2.48m x 3.5m

With a range of fitted wardrobes with mirror fronted sliding doors, laminated floor covering, radiator.

BATHROOM

1.77m x 2.22m

With a white coloured suite comprising of panelled bath with shower mixer over, vanity unit incorporating washbasin, w.c. part ceramic tiled walls, vinyl panelled ceiling with spotlights.

OUTSIDE

FRONT

There is a part open plan garden with a driveway for vehicle off road parking (2 cars), gate leading to the rear garden.

GARAGE

With roller up and over door, cold water tap, loft space, gas condensing combination boiler.

REAR GARDEN

Which is walled and fenced, ornamental pond and shed.

Price: £135000

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