

2 bed terraced house to buy in

Marshall Wallis Road, Laygate, South Shields, Tyne and Wear, NE33 5PP

£80,000 Offer In Excess Of

x 2 x 1 x 1

Tenure

Freehold

On Street parking

Property features

- TWO BEDROOM TERRACED HOUSE
- LARGE KITCHEN/DINER
- GAS CENTRAL HEATING AND DOUBLE GLAZED
- EARLY VIEWING IS ESSENTIAL..
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

0191 4540488
south.shields@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

| TWO BEDROOM TERRACED HOUSE | GAS CENTRAL HEATING | DOUBLE GLAZED | CLOSE TO METRO |

We are delighted to offer to the market this well presented two bedroom terraced house on the popular Marshall Wallis Road, South Shields. Benefiting from gas central heating and double glazing the property has the added benefit of a large kitchen/diner, refitted bathroom and enclosed yard to the rear.

Comprising briefly:- Composite door to the entrance hallway with door to the lounge and stairs to the first floor landing. The kitchen/diner leads from the lounge while to the first floor landing lie bedroom one, bedroom two and family bathroom.

Externally a private yard lies to the rear.

Council Tax Band: A

Tenure: Freehold

Price: Offer In Excess Of £80,000

Property Type: Terraced House

Parking: On Street

Year built: 1895

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance

Composite door to the entrance hallway with door to the lounge and stairs to the first floor landing.



Lounge

Double glazed window to the front and central heating radiator. Door to the kitchen/diner.



Kitchen/diner

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back. Plumbed for automatic washing machine and dishwasher. Electric oven and microwave, ceramic hob with extractor hood. Double glazed window to the rear and door to the yard.



Bedroom One.

Double glazed window to the front and central heating radiator.



Bedroom Two

Double glazed window to the rear and central heating radiator.



Bathroom

Comprising low level w.c., panelled spa bath with shower over and wash hand basin. Double glazed window to the rear central heating radiator.

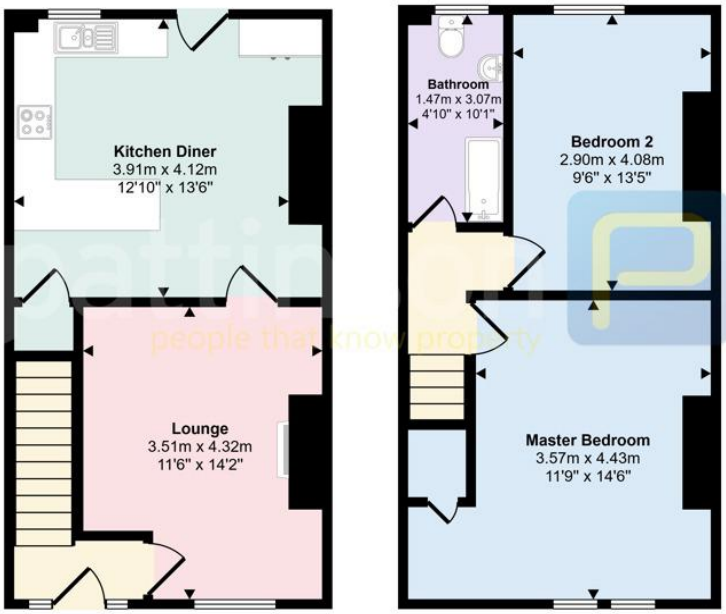


External

A private yard lies to the rear.



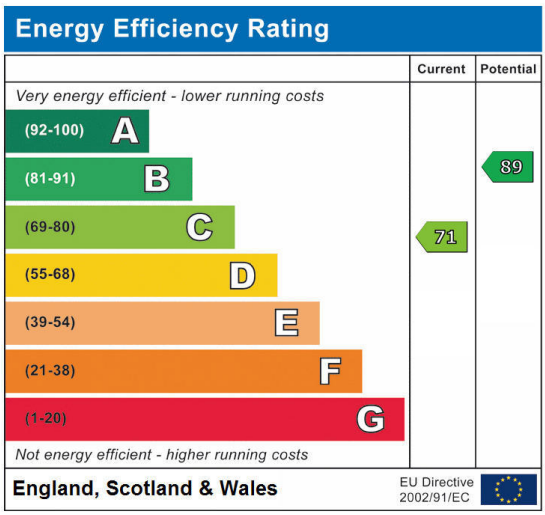
Approx Gross Internal Area
78 sq m / 837 sq ft



Ground Floor
Approx 39 sq m / 417 sq ft

First Floor
Approx 39 sq m / 420 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Marshall Wallis Road, Laygate, South Shields, Tyne and Wear, NE33 5PP

Contact your local branch today for more information on this property:

7 Charlotte Terrace, South Shields, Tyne & Wear, NE33 4NU, Tel: 0191 4540488, south.shields@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.