

Andrew Craig

The Property Specialists

andrewcraig.co.uk



Moreland Road, South Shields

Asking Price £99,950

EPC Rating:

Ref: 297529



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The Agent of the North

Moreland Road, South Shields



IDEAL FIRST TIME BUY/STARTER HOME IN A POPULAR LOCATION, CALL TO VIEW NOW!! An attractive three bedroom end terrace house situated in this popular residential area with local shops, shops, schools and public transport links into South Shields Town Centre for a wide range of shopping and leisure facilities. The property has been tastefully decorated having neutral decor and offering ready to move into accommodation. Briefly comprising of: - Lounge, kitchen/diner, conservatory, three bedrooms, bathroom and separate w.c. Externally there is a low maintenance lawned garden to the front. To the rear there is a good sized lawned garden with patio area and timber shed. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended.

ENTRANCE

Entrance via uPVC door into hallway, with radiator and stairs to first floor landing.

LOUNGE 5.38m (17'8) x 3.12m (10'3)

Double glazed patio doors to the rear, double glazed window and electric fire with surround and fire place.

KITCHEN/DINER 5.59m (18'4) x 3.56m (11'8) max

Fitted with a range of wall and base units with contrasting work tops over, space for fridge/freezer, space for cooker, plumbing for washing machine, sink unit with mixer taps, tiling to floor, tiling to splash backs, two radiators, under stairs storage cupboard, two double glazed windows and double glazed patio doors leading to: -

CONSERVATORY 1.8m (5'11) x 3.66m (12')

Tiled floor and double glazed door leading to the rear garden.

FIRST FLOOR LANDING

BEDROOM ONE 3.91m (12'10) x 2.54m (8'4)

Double glazed window and radiator.

BEDROOM TWO 3.91m (12'10) x 3.07m (10'1)

Double glazed window, radiator and storage cupboard.

BEDROOM THREE 2.26m (7'5) x 2.72m (8'11)

Double glazed window and radiator.

BATHROOM

Panelled bath with shower over and shower screen, pedestal hand wash basin, double glazed window, tiling to walls and floor.

W.C.

Low flush w.c., tiling to floor and walls and double glazed window.

EXTERIOR

Externally there is a low maintenance lawned garden to the front. To the rear there is a good sized lawned garden with patio area and timber shed.

Andrew Craig is *The Agent of the North* and as Chartered Surveyors we can help you with all your Residential and Commercial property needs. Sales, Auctions, Conveyancing, Lettings, Property Management, Surveys and Valuations. Call now on 0845 226 1 222

In accordance with the Property Misdescriptions ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Tenure and boundary information are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

These details have been prepared in good faith from information taken during our inspection of the property. They have not yet been verified by the seller and should therefore not be relied on in any way and used for general information only.