



## 52 Pollard Street

, South Shields, NE33 2DP

£56,000



Situated in this popular central location, well placed for both town centre and coast, a two bedroom lower flat with leasehold tenure of only 62 years remaining with this fact reflected in the asking price to attract investors or cash purchasers. The home comes with gas central heating, double glazed windows and has a lounge, kitchen and a shower room. Outside is a shared yard area. No Onward Chain, viewing essential EPC C



Entrance hall

Via PVCu front door, built in cupboard, laminate floor and radiator

Living room 16'0" x 11'3" (4.87 x 3.43)

Fire surround with gas fire, laminate floor and radiator

Kitchen 9'8" x 6'8" (2.95 x 2.02)

Fitted with wall, base units and work surfaces housing a sink unit, gas cooker with filter hood over, part tiled walls, wall mounted central heating boiler

Lobby

Lobby with half clad walls.

Shower room

Corner shower enclosure, vanity unit housing the wash basin and WC, clad walls and ceiling, radiator

Bedroom 1 13'3" x 11'7" (4.05 x 3.53)

Bay window, built in wardrobes, radiator

Bedroom 2 12'6" x 7'6" (3.82 x 2.28)

Radiator

External

Shared yard area.

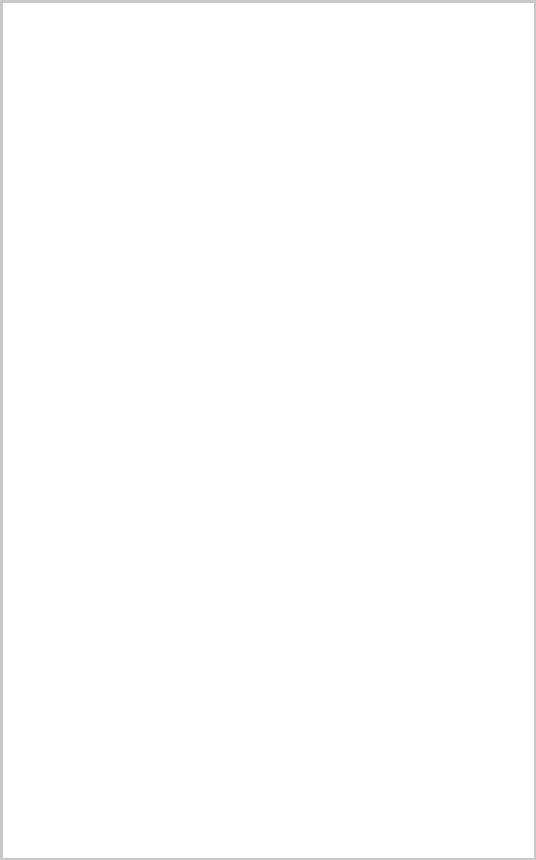
NB

The tenure is leasehold with a 99 year term from 1985, thus 62 year unexpired at a ground rent of £15 pa.

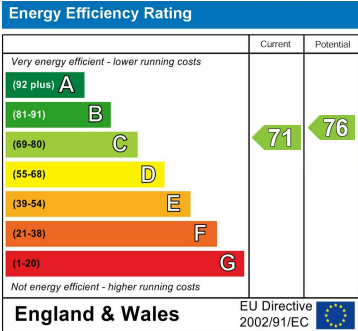
Area Map



Floor Plans



Energy Efficiency Graph



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