



42 Stanhope Road

South Shields, NE33 4BT

Offers Around £89,950



RECENTLY REDUCED BY £5,050. Ideal for investors or those looking for that little extra space, a three bedroom Ground Floor Flat with good sized lounge and well fitted kitchen and an extensively renovated and installed large modern styled bathroom with a four piece suite. The home offers great rental potential with the three bedrooms, but could also be a centrally located perfect flat for the first time buyer or those looking for a 'lock up and leave', style property. Benefits include gas central heating, double glazing, extensive tiling in both kitchen and the bathroom, a separate yard and strong freehold title. With No Onward Chain and ready to occupy, viewing is essential to fully appreciate.



Living room 15'9" x 12'9" (4.81 x 3.91)

Via a PVCu front door into the living room which has laminate floor and a radiator, there's a built in cupboard. From the front lounge you exit to the hall

Hall

A long hallway giving access to all the bedrooms and the kitchen, comes with a double built in cupboard, laminate floor and a radiator

Kitchen 11'8" x 7'9" min (3.58 x 2.37 min)

Fitted with wall and base units with worksurfaces housing a sink unit, electric hob with oven under and filter hood over, washer and fridge freezer, tiled floor and tiled splash backs.

Bathroom 8'5" x 7'9" (2.57 x 2.37)

A modern styled bathroom with a four piece suite comprising a bath, wash basin and WC, separate shower enclosure with mixer shower having both drencher and spray shower heads, part tiled walls and a tiled floor. spot lights and a radiator

Bedroom 11'6" x 8'1" (3.53 x 2.47)

Radiator

Bedroom 11'6" x 7'10" (3.53 x 2.40)

Radiator

Bedroom 9'8" x 7'7" (2.95 x 2.33)

Radiator

External

Separate rear yard

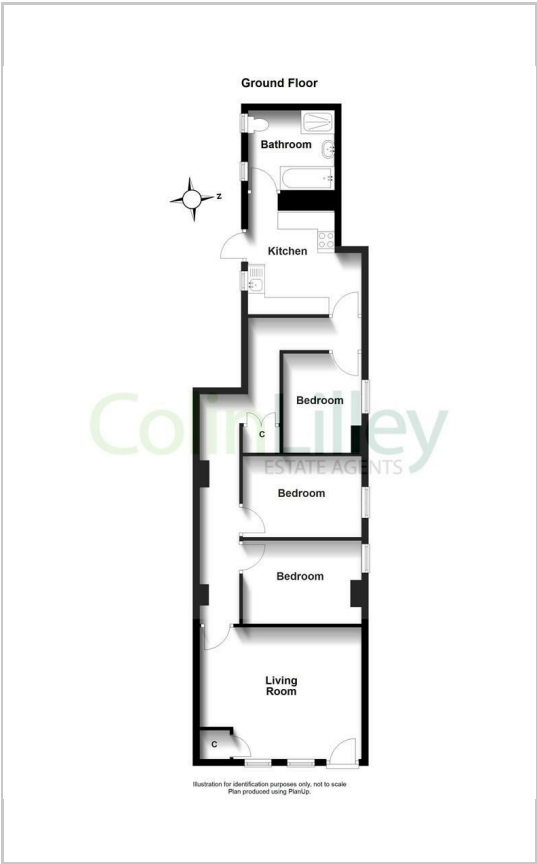
Note

Freehold title of 42 Stanhope Road and 1 Garrick Street, subject to the reciprocal lease of 1 Garrick Street which is 999 years from April 2013. Council Tax Band A, Mains Services connected, Flood Risk very low. Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, Three and EE limited.

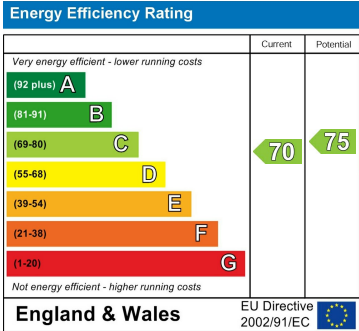
Area Map



Floor Plans



Energy Efficiency Graph



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.