



## 72 & 74 Chichester Road

South Shields, NE33 4HF

**£150,000**



An opportunity for investors and developers to explore the possibilities of this large terraced property. Held on one freehold title and addressed as 72 and 74 Chichester Road, a ground floor two bedroom flat with inter connecting door to the upstairs, no 74 which is a 3-4 bedroom maisonette which currently has one room let. Not licensed as an HMO but lending itself to this or indeed conversion back to two independent dwellings (subject to planning), the property comes with gas central heating, double glazing and has been re roofed at some point in the past. Viewing strictly by appointment.



## 72 Chichester Road

A ground floor two bedroom flat with a large kitchen and bathroom extension. There is access through from the hall into no 74 Chichester Road which is on the same title and classed as 72-74 Chichester Road

### Entrance hall

Via a PVCu front door and with the inner door through to no 74

### Living room/dining room

To the rear with a period fire surround and a radiator

### Kitchen diner

A great sized kitchen diner with a range of wall and base units housing a sink unit, gas hob, oven and filter hood over.

### Bathroom

Three piece suite with a bath, wash basin and WC, radiator

### Bedroom/lounge

Bay window and radiator. There are double doors from this room to the living room

### Bedroom

Radiator

### External

Yard

## 74 Chichester Road

A first and second floor maisonette with its own front door and interconnecting door with the lower flat no 72. There has been a long term tenant in one of the bedrooms.

### First floor

Entrance hall leads to stairs to the first floor with return stairs to the second floor

### Kitchen

A fitted kitchen of a good size with wall and base units housing a sink unit. There is a rear hall to a bedroom and shower room

### Shower room

A shower enclosure, wash basin and WC

### Bedroom

Radiator

### Bedroom

Bay window and a radiator

### Bedroom

Radiator

### Second floor

Landing

### Bedroom/living space

A great attic room which can double as living space or bedroom space and comes with a shower enclosure and rear dormer window

### External

Shared yard

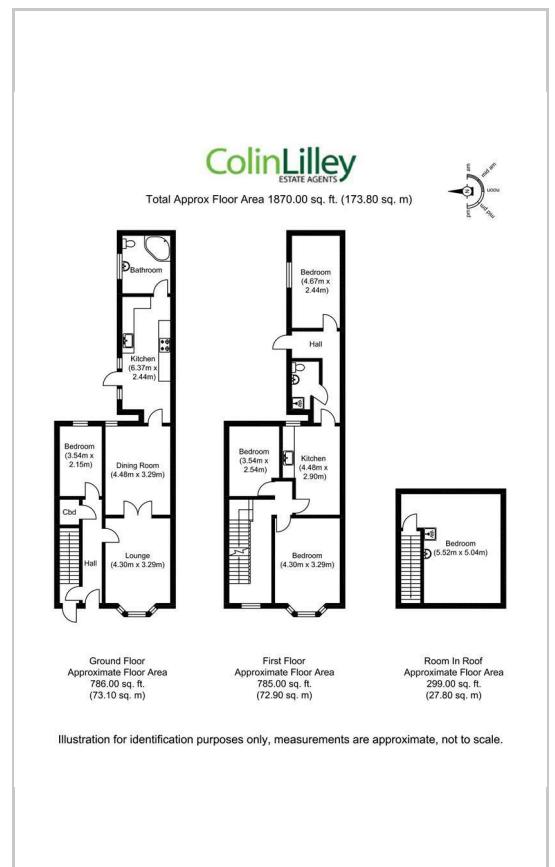
### Note

Freehold title, Council Tax Band A, Mains Services Connected, Flood Risks very low. Broadband Basic 17 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 likely, Vodafone, EE and Three limited.

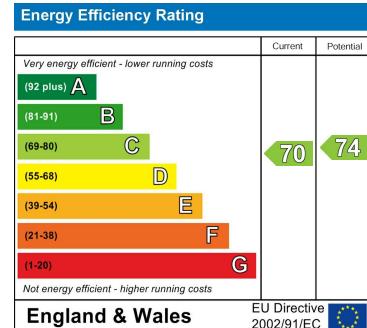
## Area Map



## Floor Plans



## Energy Efficiency Graph



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