



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 it's 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.

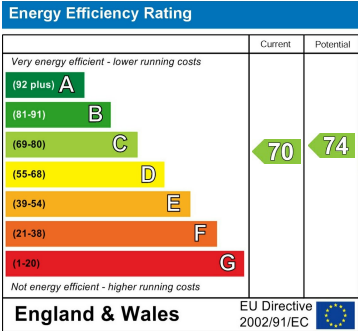
Area Map



Floor Plans



Energy Efficiency Graph



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.