



## 2 Girtin Road

South Shields, NE34 8JB

£100,000



Investment potential or a great first time buy, one of the larger style semi detached homes on this popular development and being ideal to grow your family. We offer this three bedroom semi detached that would benefit from a full refurbishment programme, has gardens to both front and rear, gas central heating, single glazed PVCu windows, is offered with No Onward Chain and comes sensibly priced to reflect condition. A great affordable opportunity.



### Entrance hall

Stairs to the first floor , under stairs cupboard, radiator

### Living room 12'11" x 11'10" (3.95 x 3.62)

Gas fire and back boiler for the heating/hot water, radiator

### Dining room 10'9" x 8'11" (3.30 x 2.73)

Radiator

### Kitchen 10'4" x 10'1" (3.15 x 3.09)

Wall and base units, with a sink, half tiled walls and a radiator

### First floor

Landing with cupboard

### Bedroom 1 11'11" x 11'4" (3.65 x 3.47)

Radiator

### Bedroom 2 11'4" x 10'4" (3.47 x 3.16)

Radiator

### Bedroom 3 8'10" x 7'11" (2.70 x 2.42)

Stairhead box storage, radiator

### Bathroom

Bath with an electric shower over, wash basin, radiator

### Separate WC

WC

### External

Gardens to both front and rear

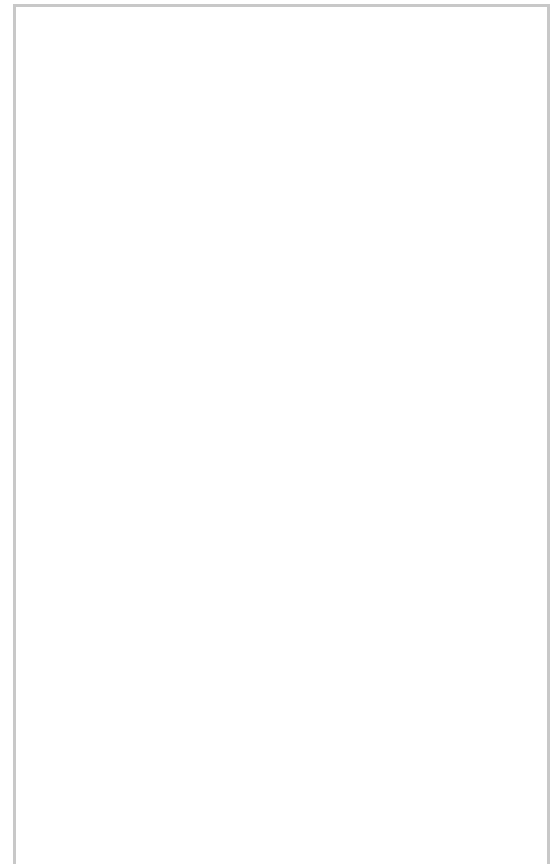
### Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low, Broadband Basic 5 Mbps, Superfast 72 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT and Sky. Mobile Coverage O2 likely, Vodafone, EE and Three limited

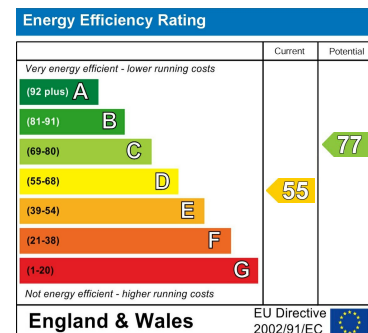
### Area Map



### Floor Plans



### Energy Efficiency Graph



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