



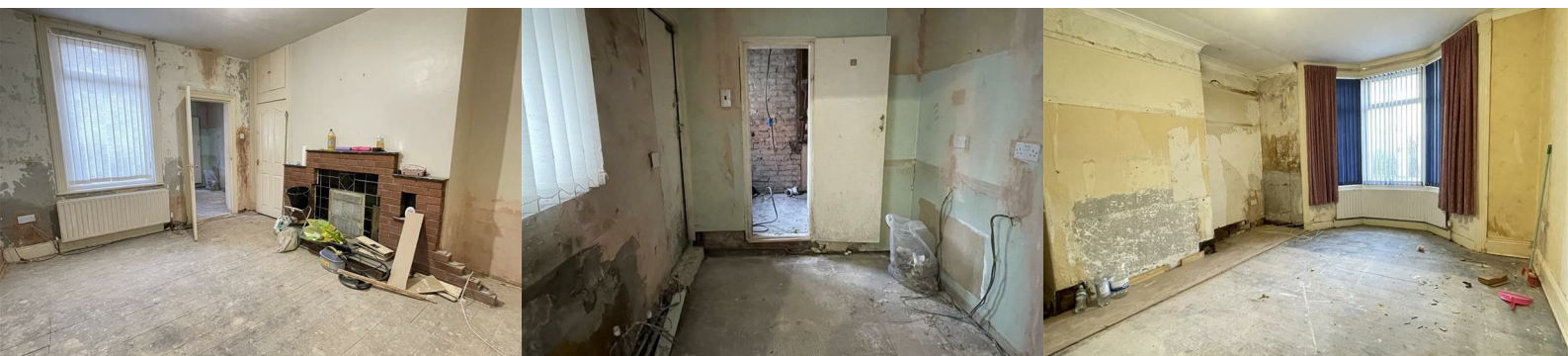
2 Hartington Terrace

South Shields, NE33 4DG

Offers Around £57,500



CASH BUYERS ONLY. Well situated for the college and Chichester Metro offering great scope to alter and update, a freehold Ground Floor Flat on the corner of Hartington Terrace and fronting Dean Road. The property does require general updating, comes with some double glazing in wood surrounds, gas central heating, has been rewired and has some fresh plastering but is in shell condition ready for a refurbishment. On offer are two bedrooms, a lounge with small dining area, kitchen and shower/bathroom. Outside there is a shared yard space.



Entrance hall

Large built in cupboard, radiator

Living room 14'9" x 13'0" (4.50 x 3.98)

Brick effect fireplace, alcove cupboard , radiator and access to a small dining area off the lounge measuring 1.78m x 1.50 m

Kitchen 8'3" x 6'7" (2.53 x 2.02)

Shell condition, ready for renovation

Shower room

Shell condition, ready for renovation

Bedroom 1 14'9" x 11'8" (4.51 x 3.58)

Bay window and a radiator

Bedroom 2 19'3" max x 10'6" (5.89 max x 3.21)

Central heating boiler and a radiator

External

Rear yard area shared with the upper flat. Double gates for access.

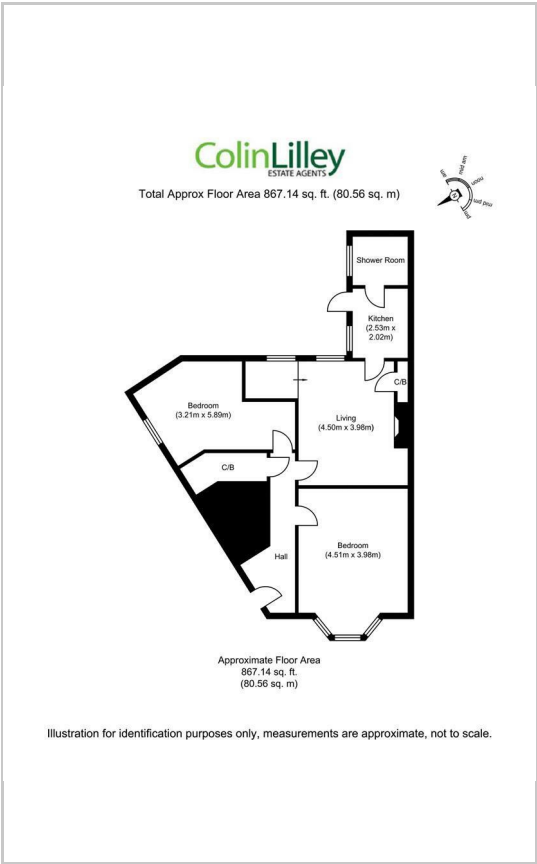
Note

Freehold Title subject to the lease of No 4 Hartington Terrace, 999 years from November 1982. Council Tax Band A, Mains Services. Flood Risk none. Broadband Basic 14 Mbps, Superfast 64 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three and EE likely, Vodafone limited

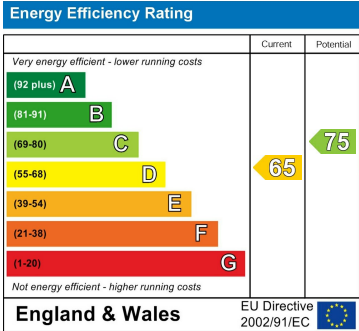
Area Map



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.