



28 East Moffett Street

South Shields, NE33 3PL

Offers Around £125,000



Situated in an excellent location for the centre of town or Westoe and Chichester Metro, a Mid Terraced Home on this quiet little street presents an excellent opportunity for families and investors alike. Boasting a good-sized layout, the property features two reception rooms, a fitted kitchen, three well-proportioned bedrooms and a good sized bathroom with a four piece suite. Outside is a yard area with southerly aspect and potential for off street parking. This home offers potential for personalisation, allowing you to create a space that truly reflects your style and preferences. No Onward Chain, viewing a must.



Entrance hall

Stairs to the first floor, large built in cupboard, radiator

Living room 13'3" x 12'9" (4.04 x 3.90)

Fire surround with a remote controlled electric fire, radiator and double doors to

Sitting/dining room 15'3" x 11'10" max (4.67 x 3.62 max)

Radiator and door to a rear lean to utility porch

Kitchen 11'10" x 7'9" (3.62 x 2.38)

Fitted with base units and work surfaces housing a sink unit, electric hob with filter hood over, eye level double oven, tiled splash backs and laminate floor.

First floor

Landing with loft access via hatch and ladder

Bedroom 1 13'10" x 10'10" (4.22 x 3.31)

Fitted wardrobes and storage with louvre doors, radiator

Bedroom 2 11'11" x 10'4" (3.65 x 3.15)

Built in cupboard, wall mounted central heating boiler, radiator

Bedroom 3 8'11" x 7'7" (2.72 x 2.33)

Fitted wardrobes and overhead storage, radiator

Bathroom 11'11" x 7'10" (3.65 x 2.41)

A four piece suite comprising a bath, wash basin and WC, separate shower enclosure with an electric shower, cupboard and a radiator

External

Rear paved and concreted "Yarden" with pond and potential to open to the rear lane for vehicle access is required. The aspect is southerly making this a little sun trap.

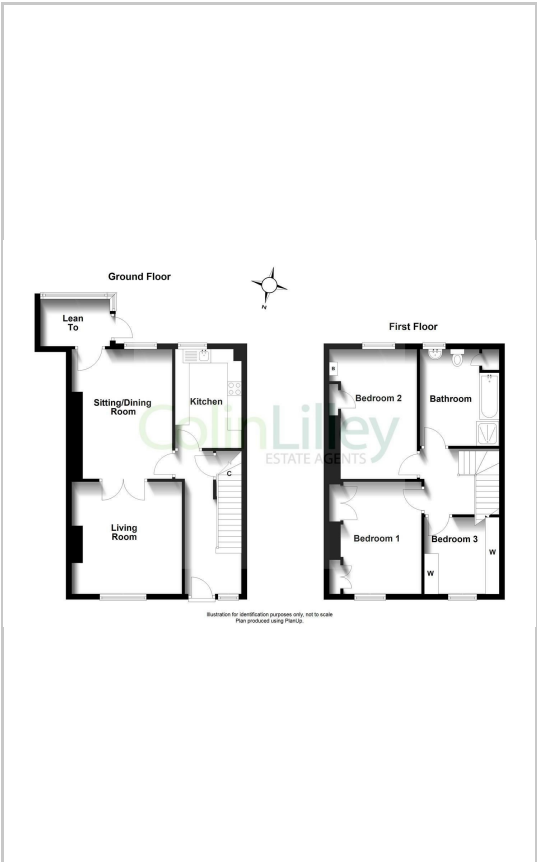
Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability, Mobile Coverage O2 and Three likely, Vodafone and EE limited

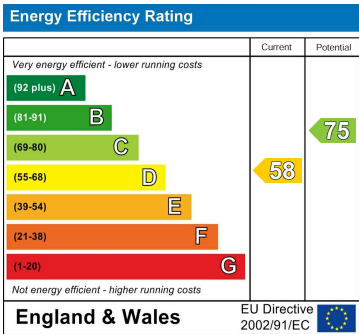
Area Map



Floor Plans



Energy Efficiency Graph



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