



## 2 bed terraced house to buy in

Marshall Wallis Road, Laygate, South Shields, Tyne and Wear, NE33 5PP

# £110,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ TWO BEDROOM TERRACED HOUSE
- ✓ LARGE KITCHEN/DINER
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ EARLY VIEWING IS ESSENTIAL..
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

| TWO BEDROOM TERRACED HOUSE | GAS CENTRAL HEATING | DOUBLE GLAZED | CLOSE TO METRO |

We are delighted to offer to the market this well presented two bedroom terraced house on the popular Marshall Wallis Road, South Shields. Benefiting from gas central heating and double glazing the property has the added benefit of a large kitchen/diner, refitted bathroom and enclosed yard to the rear.

Comprising briefly:- Composite door to the entrance hallway with door to the lounge and stairs to the first floor landing. The kitchen/diner leads from the lounge while to the first floor landing lie bedroom one, bedroom two and family bathroom.

Externally a private yard lies to the rear.

Council Tax Band: A

Tenure: Freehold

Price: £110,000

Property Type: Terraced House

Parking: On Street

Year built: 1895

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

Composite door to the entrance hallway with door to the lounge and stairs to the first floor landing.



## Lounge

Double glazed window to the front and central heating radiator. Door to the kitchen/diner.



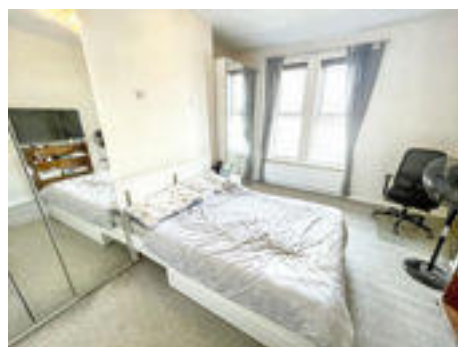
## Kitchen/diner

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back. Plumbed for automatic washing machine and dishwasher. Electric oven and microwave, ceramic hob with extractor hood. Double glazed window to the rear and door to the yard.



## Bedroom One.

Double glazed window to the front and central heating radiator.



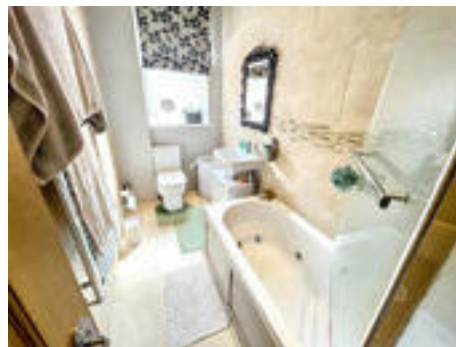
## Bedroom Two

Double glazed window to the rear and central heating radiator.



## Bathroom

Comprising low level w.c., panelled spa bath with shower over and wash hand basin. Double glazed window to the rear central heating radiator.



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## External

A private yard lies to the rear.



Approx Gross Internal Area  
78 sq m / 837 sq ft



Ground Floor  
Approx 39 sq m / 417 sq ft

First Floor  
Approx 39 sq m / 420 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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