



## 2 bed ground floor flat to buy in

Richmond Road, South Shields, Tyne and Wear, NE34 0QL

**£45,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Ground floor flat
- ✓ Recently Decorated
- ✓ Two bedrooms
- ✓ 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: Cable
- ✓ Mobile signal: Good

## Description

Welcome to Richmond Road, South Shields - a charming property with great potential!

This delightful ground floor flat boasts a cosy reception room, two lovely bedrooms, and a convenient bathroom, making it a perfect choice for first-time buyers or landlords looking to expand their portfolio.

Situated in a desirable location, this property offers 646 sq ft of living space and carries a rich history, having been built in 1900. With its classic charm and character, this house presents a fantastic opportunity for those seeking a new home or investment property.

Currently vacant and available for auction, this property is a blank canvas waiting for someone to make it their own.

Whether you're looking to take your first step onto the property ladder or grow your rental income, this house on Richmond Road is a promising choice.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 966

Price: Starting Bid £45,000

Property Type: Ground floor flat

Parking: On Street

Year built: 1901

Construction materials: Brick and block

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: No

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

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Entrance Hallway

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### Lounge

Lounge (4.2 x 4 (13'9" x 13'1"))

Neutrally decorated lounge with grey carpet and spotlights to the ceiling.

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### Kitchen

Kitchen (3.2 x 2.65 (10'5" x 8'8"))

This modern kitchen boasts a range of white gloss wall and base units with contrasting work surfaces and work tops. There is a gas hob with integrated electric over and extractor over. Plumbing for washing machine and space for dryer. Integrated fridge and freezer.

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### Bedroom 1

Bedroom (3.65 x 3.45 (11'11" x 11'3"))

Neutrally decorated bedroom with bay window, fitted wardrobes and grey flooring.

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### Bedroom 2

Bedroom (3 x 2.6 (9'10" x 8'6"))

Neutrally decorated bedroom with grey flooring

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### Bathroom

Bathroom

The bathroom consists of a three piece suite with shower over the bath, vanity wash hand basin and wc. Metro brick tiling.


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### External

External

Yard to the rear.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(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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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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