



## 2 bed terraced house to buy in

Marshall Wallis Road, South Shields, Tyne and Wear, NE33 5PR

# £95,000

🛏 x2 🚿 x1 🚻 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Two Bedrooms
- ✓ Rear Yard
- ✓ Spacious Lounge
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

For sale is a beautifully maintained two-bedroom terraced house in the heart of South Shields. This wonderful residential property exudes a warm and inviting atmosphere from the moment you step through the door.

On the ground floor, there is a generous reception room that allows an abundance of natural light through its large, lead-glass windows, complemented by neutral decor, creating an ideal space for relaxation and entertainment. The compact, yet fully functional kitchen offers a range of storage and appliance options, and is perfect for any keen cook.

The first floor houses two perfectly proportioned bedrooms, each showcasing large windows that invite plenty of sunlight. The bathroom features modern fixtures and finishes, with a shower over bath. Each room is practically laid out, enabling optimal use of space.

This charming terraced house is located in close proximity to local amenities, shops and schools, presenting ideal convenience. Parks, green areas, and transport links are also within a short walk, providing you with everything you'll need in a home and neighbourhood.

Throughout, the property is characterised by its tasteful decor and a clean, fresh feel, ready for you to make your mark. It presents a unique opportunity for first-time buyers or investors seeking an attractive return.

Don't miss the opportunity to own this special residential property in South Shields. Contact Pattinson Estate Agents to book your viewing today!

Council Tax Band: A

Tenure: Freehold

Price: £95,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Front Exterior



## Living Room

4.10m x 3.40m (13'5" x 11'1")



## Kitchen

4.60m x 4.10m (15'1" x 13'5")



## Bedroom 1

4.20m x 3.40m (13'9" x 11'1")



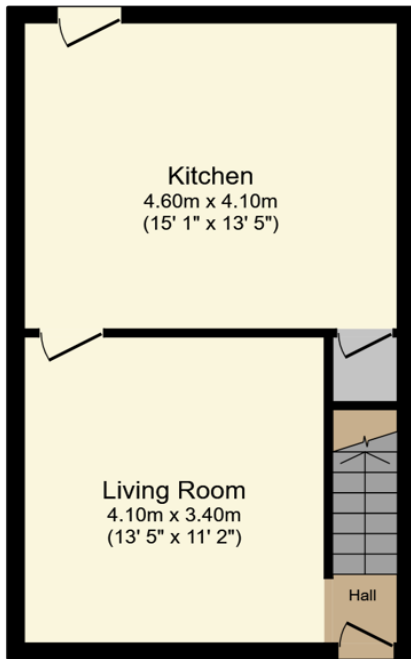
## Bedroom 2

3.10m x 2.60m (10'2" x 8'6")

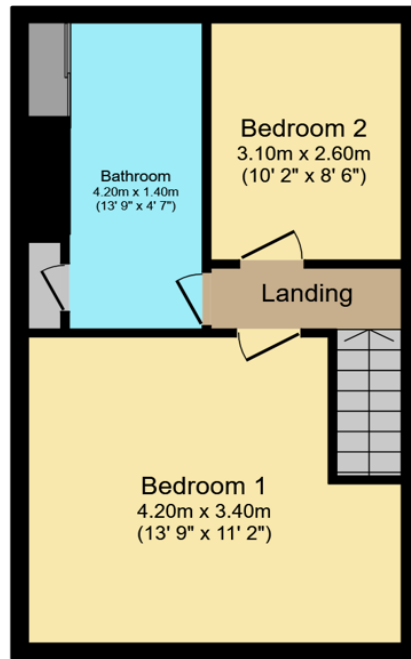


## Bathroom





**Ground Floor**  
Floor area 37.3 sq.m. (401 sq.ft.)



**First Floor**  
Floor area 37.3 sq.m. (401 sq.ft.)

**Total floor area: 74.5 sq.m. (802 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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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