



## 2 bed terraced house to buy in

Regent Court, South Shields, South Shields, Tyne and Wear, NE33 5RX

**£95,000**

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ TWO BEDROOM TERRACE HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ 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 | GREAT LOCATION | VIEWING ESSENTIAL |

We are delighted to offer to the market this two bedroom terrace house on the popular Regent Court, South Shields. Benefiting from gas central heating and double glazing the property is well placed for amenities and transport links and would make a fantastic family home.

Comprising briefly :- Upvc door to the entrance porch with door to the lounge. An internal hallway leads from the lounge with doors to the kitchen/diner, cloak room and stairs to the first floor landing. To the first floor rlie two double bedrooms and family bathroom.

Externally gardens lie to the front with off street parking to the rear.

Council Tax Band: A

Tenure: Freehold

Price: £95,000

Property Type: Terraced House

Parking: Off Street

Year built: 1969

Construction materials: Brick and block

Roofing type: Concrete roof 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**

Upvc door to the entrance porch with door to the lounge.

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## **Lounge**

Double glazed window to the front and central heating radiator. Door to the internal hallway.

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## **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 tiling. Plumbed for automatic washing machine. Double glazed window to the rear central heating radiator.

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## **Cloak room**

Comprising low level w.c and wash basin.

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## **Bedroom One.**

Double glazed window to the front and central heating radiator.

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## **Bedroom Two**

Double glazed window to the rear and central heating radiator.

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## **Bathroom**

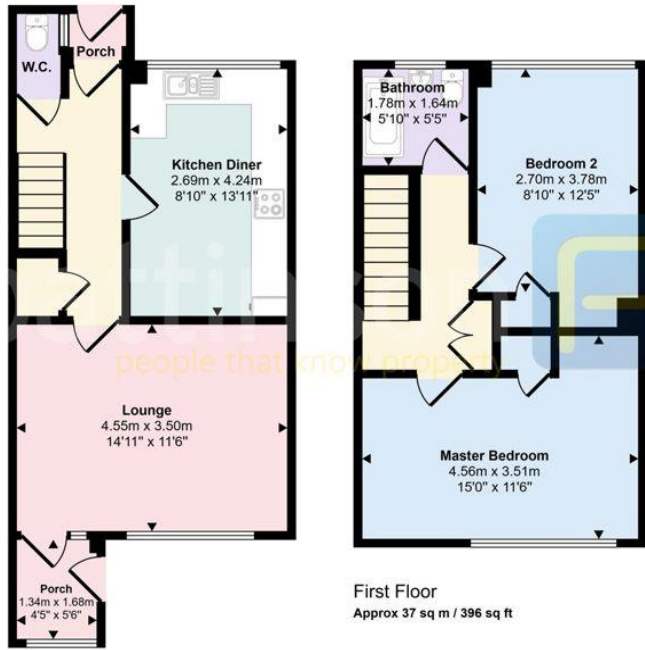
Comprising low level w.c., panelled bath and wash basin.

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## **External**

Gardens lie to the front with a driveway to the rear.

Approx Gross Internal Area  
77 sq m / 831 sq ft



Ground Floor  
Approx 40 sq m / 435 sq ft

First Floor  
Approx 37 sq m / 396 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>			88
(69-80) <b>C</b>		70	
(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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**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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