



## 4 bed maisonette to buy in NE33

Fawcett Way, Town Centre , South Shields,  
Tyne and Wear, NE33 1TT

**£90,000** Starting Bid

 x4  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ FOUR BEDROOM MAISONETTE
- ✓ GAS CENTRAL HEATING AND UPVC GLAZING
- ✓ GREAT LOCATION AND AMENITIES
- ✓ NO UPPER CHAIN AND VACANT POSSESSION
- ✓ EPC Rating D

## Key Information

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

## Description

TO BE SOLD via ONLINE AUCTION. Fees apply.

| FOUR BEDROOM MAISONETTE | GREAT TOWN CENTRAL LOCATION | NO UPPER CHAIN |

We are delighted to offer to the market this well presented FOUR bedroom maisonette. Well placed in the heart of the Town Centre with great amenities close by and a short walk to Ocean Road and the Sea front, as well as being close to the Metro with links to most of Tyneside making an ideal family home or buy-to-let.

Comprising :- Concrete step to the first floor entrance, door to the hallway. Open plan to the lounge with a door leading to bedroom four or dining room, w.c and kitchen/diner. Stairs to the second floor landing with doors leading to bedroom one, bedroom two, bedroom three and family bathroom.

Offered for sale with no upper chain early viewing is essential..

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 82

Annual Ground Rent Amount: £10.00

Price: Starting Bid £90,000

Property Type: Maisonette

Parking: On Street

Year built: 1969

Construction materials: Brick and block

Roofing type: Flat

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

Door to the entrance hallway with doors leading to the kitchen/diner, cloak room and lounge.



## Lounge

Glazed window to the front and central heating radiator. Door to bedroom four or dining room.



## 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. Electric oven and gas hob with extractor hood, plumbed for automatic washing machine.



## Bedroom Four

Glazed window and door to the balcony and central heating radiator.



## Cloak room

Comprising low level w.c. and wash basin

## Bedroom One.

Glazed window to the front and central heating radiator.



## Bedroom Two

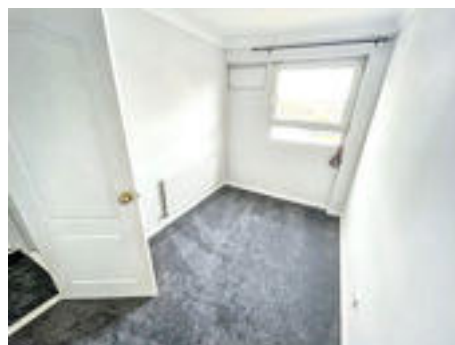
Double glazed window to the rear and central heating radiator.



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## Bedroom Three

Glazed window to the rear and central heating radiator.



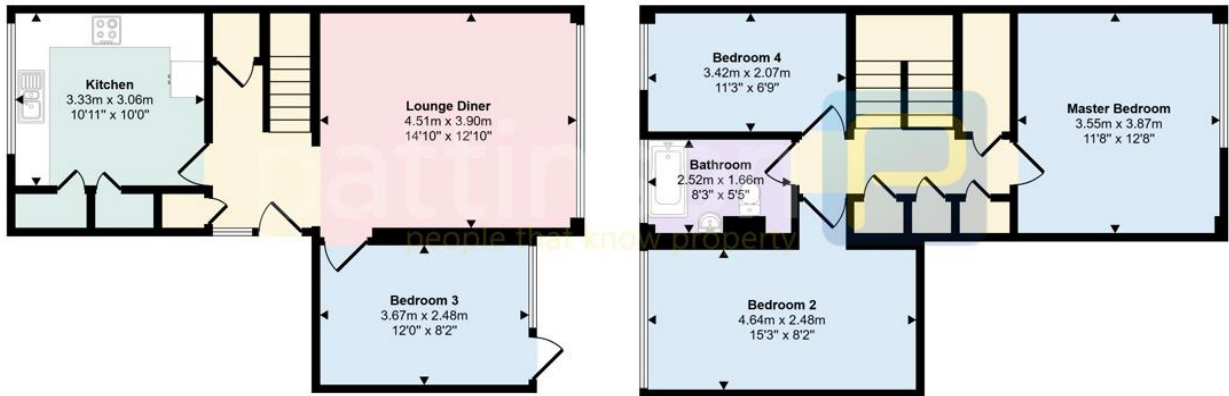
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## Bathroom

Comprising panelled bath, wash basin and low level w.c., Glazed window to the rear and central heating radiator.



Approx Gross Internal Area  
100 sq m / 1078 sq ft



Ground Floor  
Approx 48 sq m / 520 sq ft

First Floor  
Approx 52 sq m / 558 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>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	68	
(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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