



Langley Road

North Shields, NE29 7DX

EPC Rating: E. A three bedroom family home situated on Langley Road, North Shields. The accommodation comprises; entrance hall, lounge/diner and kitchen. To the first floor there are three bedrooms and a bathroom/WC. Externally there are gardens to front, side and rear accompanied by a hardstanding which provides off street parking. This property is sold with immediate vacant possession. Refurbishment required.



Asking Price £102,000



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EPC Rating - TBC. A three bedroom family home situated on Langley Road, North Shields. The accommodation comprises; entrance hall, lounge/diner and kitchen. To the first floor there are three bedrooms and a bathroom/WC. Externally there are gardens to front, side and rear accompanied by a hardstanding which provides off street parking. This property is sold with immediate vacant possession. Refurbishment required.

Entrance Hall

Stairs to first floor, built in cupboard, radiator and two double glazed windows.

Lounge/Diner

Radiator and two double glazed windows.



First Floor Landing

Built in cupboard, loft access and double glazed window.

Bedroom One

Built in wardrobe, radiator and double glazed window.



Bedroom Two

Double glazed window.



Kitchen

Base and wall units with work surfaces over, stainless steel sink with drainer, radiator, two double glazed windows and door to:



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Bedroom Three

Radiator and double glazed window.



Bathroom

Three piece bathroom suite comprising: panelled bath, pedestal hand wash basin and low level WC. Frosted double glazed window.



Externally

Front

Lawned garden and drive providing off street parking.

Side Garden

Laid to lawn.

Rear

Rear garden and selection of outhouses requiring attention.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Please Note: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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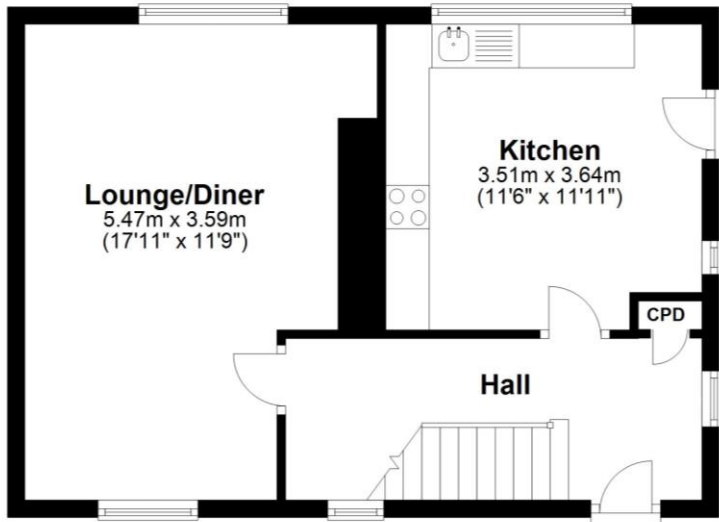
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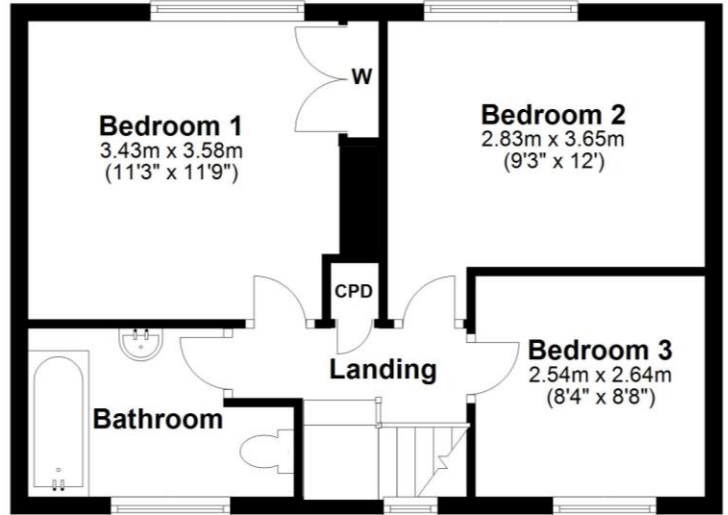
Ground Floor

Approx. 42.6 sq. metres (458.5 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.5 sq. feet)



Total area: approx. 85.2 sq. metres (916.9 sq. feet)

The floor plan is for illustrative purposes and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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