



To buy

## 2 bed terraced house to buy in

Brass Thill Way, Westoe Crown Village,  
South Shields, Tyne and Wear, NE33 3GD

**£165,000** Offers Over

 x2
  x1
  x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ TWO BEDROOM MODERN
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT SEA FRONT LOCATION
- ✓ NO UPPER CHAIN AND VACANT POSSESSION
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

| TWO BEDROOM | TERRACED HOUSE | GREAT SEA FRONT LOCATION | ALLOCATED PARKING | ENCLOSED GARDENS |

We are delighted to offer to the market this well presented two bedroom terraced house on Brass thill Way on the popular Westoe Crown Village Development in South Shields. A modern property benefiting from gas central heating and double glazing the property has the added benefit of an enclosed garden to the rear and allocated parking bay. Sold with no upper chain the property would make a fantastic first time buy..

Comprising Briefly :- Composite door to the entrance hallway with door to the cloak room, lounge and stairs to the first floor landing. The kitchen/diner leads from the lounge while to the first floor landing lie bedroom one, bedroom two and family bathroom.

Externally an enclosed garden and allocated parking lie to the rear.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £165,000

Property Type: Terraced House

Parking: Allocated

Year built: 2010

Construction materials: Brick and block

Roofing type: Clay 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

Mobile signal coverage: Good

## Entrance

Composite door to the entrance hallway with door to the cloak room, lounge and stairs to the first floor landing.



## Cloak room

Comprising low level w.c. and wash basin.



## Lounge

Double glazed window to the front and two convactor radiators. Double doors to the kitchen/diner.



## 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. Electric oven with gas hob and extractor hood. Plumbed for automatic washing machine. Double glazed window to the rear and french doors to the garden.



## Bedroom One.

Double glazed window to the front and french doors to a Juliet balcony. Central heating radiator.



## Bedroom Two

Double glazed window to the rear and convector radiator.



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## Bathroom

Low level w.c., panelled bath and pedestal wash hand basin. Double glazed window to the rear and convector radiator.



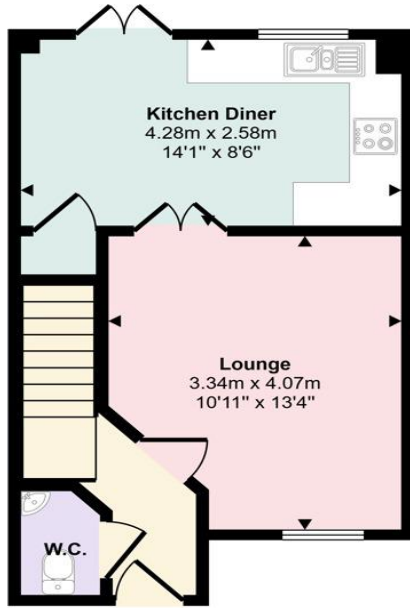
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## External

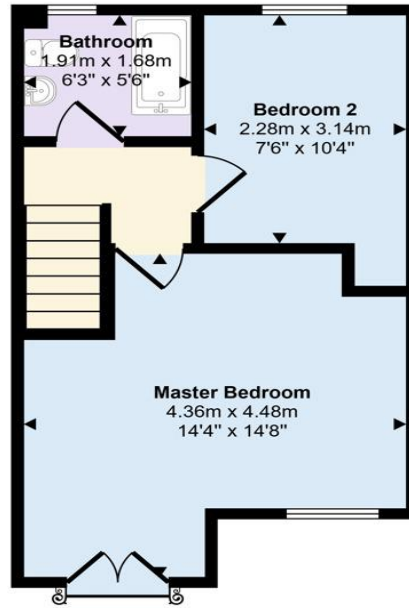
An enclosed garden and parking bay lie to the rear.



Approx Gross Internal Area  
63 sq m / 678 sq ft



Ground Floor  
Approx 31 sq m / 335 sq ft



First Floor  
Approx 32 sq m / 343 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>			91
(69-80) <b>C</b>		78	
(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	

Brass Thill Way, Westoe Crown Village, South Shields, Tyne and Wear, NE33 3GD

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