



**Stanhope Road
South Shields
Tyne and Wear
NE33 4QZ**

Offers in Excess of £57,000

bettermove

Stanhope Road South Shields

Bettermove are proud to present this 2 bedroom ground floor flat in South Shields available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is A.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 155 years remaining on the lease; the ground rent is £15 per annum and there is no Service Charges.

The interior of this beautifully presented property comprises a spacious living room, two double bedrooms, the fitted kitchen and three piece bathroom on the ground floor of the building.

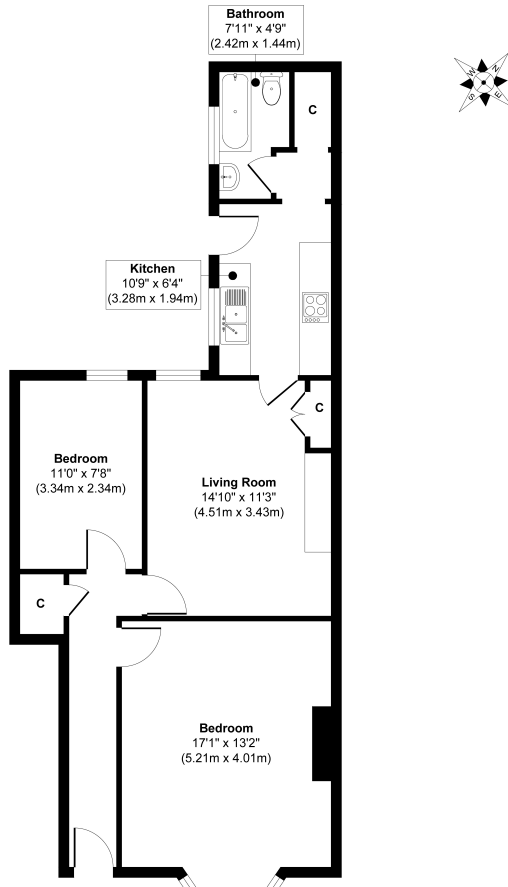
Located in the popular town of South Shields, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Tyne Dock Metro, the A194 and many local bus routes providing easy access into South Shields town centre, Newcastle and Sunderland.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





Ground Floor Flat

Approx. Gross Internal Floor Area 697 sq. ft / 64.77 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk