



FOR SALE

£60,000

## Three Bedroom Terraced House In Need Of Modernisation

### ADDRESS

28 Madras Street,  
South Shields  
NE34 9AY

### SIZE

69.00 m<sup>2</sup> (741 ft<sup>2</sup>)  
Approx. gross internal floor area

### KEY FEATURES

- + Mid-terraced house
- + Three bedrooms
- + In need of renovation
- + Two reception rooms
- + Galley kitchen
- + Downstairs bathroom
- + Rear access
- + Scope to add value
- + Suitable for owner occupier, developers or as buy to let investment
- + Freehold
- + Sold with vacant possession

### FOR SALE ON BEHALF OF RECEIVERS

### OVERVIEW

The property is a Victorian era build mid terraced house located in South Shields, Tyne and Wear.

The ground floor of the property comprises an entrance hall, two reception rooms, a galley kitchen and a family bathroom. The first floor comprises three bedrooms. Externally, there is a small yard that is accessible from the rear of the property.

The property would suit an owner occupier, an investor looking to add value through renovation's and/or development (STP) of the property, or as a buy to let investment.

### LOCATION

The property is located in South Shields, Tyne and Wear. South Shields is a coastal town situated at the mouth of the River Tyne. Known for its beautiful sandy beaches, rich maritime history, and vibrant cultural scene, the town offers attractions like Sandhaven Beach, Arbeia Roman Fort, and the scenic South Shields Pier.

The property has excellent road transport links with the John Reid Road 0.5 kilometres away leading on to the A19 Carriageway just 1.7 kilometres away.



## CONTACT

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## ACCOMMODATION

TOTAL 69.00 m<sup>2</sup> 741 ft<sup>2</sup>

Approx. gross internal floor area

## SERVICES

We understand the property has mains gas, electricity, water and drainage. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

## COUNCIL TAX

The property is rated A by South Tyneside Council. Interested parties should make their own investigations.

## TENURE

Freehold.

## GUIDE PRICE

£60,000

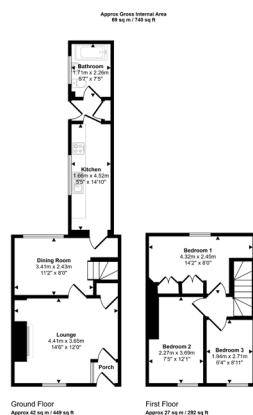
## VIEWING

Please contact sole selling agents:

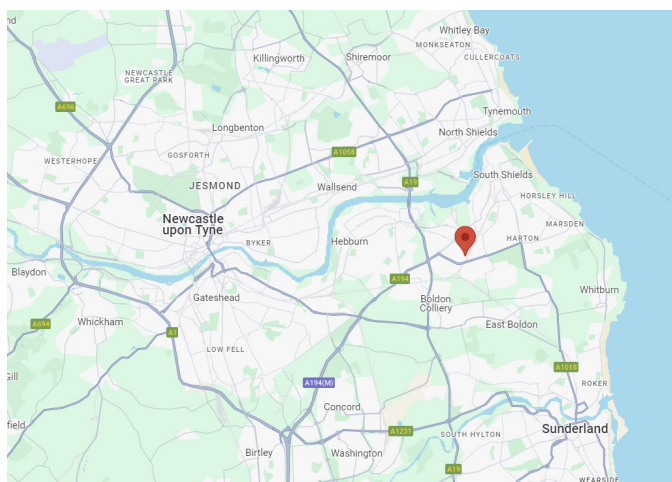
RPRS  
0203 148 7500  
property@rprs.co.uk







NB: For identification purposes only



Energy Performance Certificate (EPC)  
Full details available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.