

27 Oakham Gardens , North Shields, NE29 7QG

** TWO BEDROOM MID TERRACE HOUSE ** FANTASTIC FIRST TIME BUY ** CHAIN FREE **

** OFF STREET PARKING TO FRONT ** PRIVATE GARDEN TO REAR ** ROAD LINKS TO THE A19 **

** METRO STATION LESS THAN 0.5 MILE & EASY REACH TO NORTH SHIELDS TOWN CENTRE **

** SOME COSMETIC UPDATING REQUIRED ** COUNCIL TAX BAND A ** ENERGY RATING TBC **

** FREEHOLD **

Price £100,000



- Two Bedroom Mid Terrace House
- Great First Time Buy
- Council Tax Band A
- Off Street Parking To Front
- Chain Free
- Freehold
- Private Garden To Rear
- Some Cosmetic Updating Required
- Energy Rating TBC representative.

Hallway

Double glazed entrance door, stairs to the first floor landing, radiator.

Kitchen

10'5" x 6'1" (3.20 x 1.87)

Fitted with wall and base units with work surfaces over, integrated oven and hob, double glazed window and radiator.

Lounge

13'2" x 12'11" (4.03 x 3.96)

Double glazed French doors leading out to the rear garden, fireplace, storage cupboard and radiator.

Landing

Access to bedrooms and bathroom.

Bedroom 1

12'7" max x 12'11" max (3.85 max x 3.94 max)

Double glazed window, cupboard and radiator.

Bedroom 2

11'3" x 7'10" (3.43 x 2.40)

Double glazed window, radiator.

Bathroom

8'9" x 4'10" (2.69 x 1.48)

Bath with shower over, WC and wash hand basin, double glazed window, part tiled walls.

External

Externally there is a garden to the front which has space for off street parking and a garden to the rear which is laid to lawn.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

<https://checker.ofcom.org.uk>

EE-Good outdoor, variable in-home

O2-Good outdoor and in-home

Three-UK-Good outdoor, variable in-home

Vodafone-Good outdoor and in-

home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

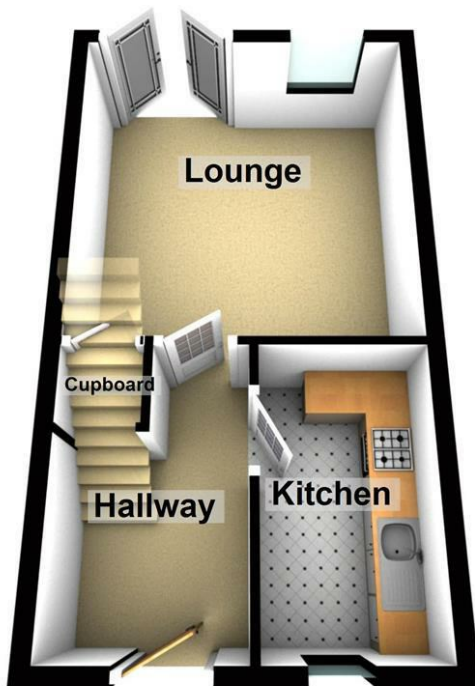
Traditional

This information must be confirmed via your surveyor and legal

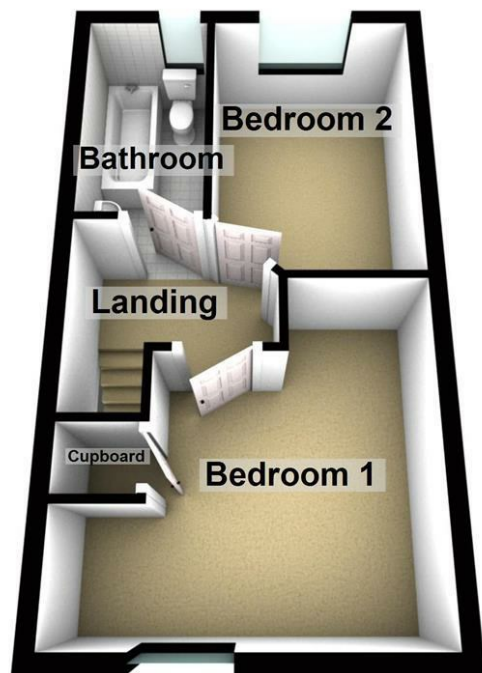


Floor Plan

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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