

LOT

55 Brownlow Road, South Shields, Tyne And Wear NE34 0QT

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Guide price\* £37,000 +



## A spacious two bedroom plus study room ground floor flat ideal for investment or for a residential buyer

### Location

Situated within the popular area in South Shields, ideally located within close proximity to local schools and transport links leading into South Shields Town Centre where a range of local amenities and shops can be found. The flat is also within close proximity to South Tyneside Hospital so ideal for landlords looking to rent to the medical fraternity.

### Description

A spacious two bedroom ground plus study room floor flat with off shot layout, rear yard, available vacant and having the benefit of majority double glazing and central heating. This property will appeal to residential buyers of to a landlord offering an investment opportunity.

### Accommodation

Entrance porch and hallway leading to the good sized lounge, this leads to the modern fitted kitchen, rear hallway with rear access and bathroom/W.C. the flat has two bedrooms of which the largest is currently split into two to create a study area or large walk in room.

Outside Yard to the rear

### Tenure

Leasehold

### EPC

Energy Efficiency Rating D

### Auction Valuer

Lucy Crapper NAVA

### Viewing

Strictly by appointment with joint agent Blundells Auctions 0114 2541185 or email [auctions@countrywide.co.uk](mailto:auctions@countrywide.co.uk)

