



Not to scale. For identification purposes only

- **First floor three bedroomed flat. Double glazing. Central heating.**

**Description** A first floor three bedroomed flat benefiting from double glazing and central heating. The property is in need of modernisation and once updated would be suitable for investment purposes with a potential rental income of £4,200 per annum.

**Situated** Off Erskine Road which is in turn off Westoe Road (the A1018) in a popular and well-established residential location close to local amenities and schooling and approximately 0.5 miles from South Shields town centre.

**Flat** Three Bedrooms, Living Room, Kitchen, Bathroom/WC

**Outside** Shared Rear Yard

**Ground Floor** Entrance Hall