



House (EPC Rating: )

## 2 MOWBRAY VILLAS, SOUTH SHIELDS, NE33 3GA

# £795

**TLG** | The Letting Group  
Lettings | Management | Repossession



# 2 Bedroom House located in South Shields

Beautifully present two bedroom home which is situated in the ever popular Westoe area. The home lies within walking distance of the sea front, local shops and schools.

The property briefly comprises; lounge with feature fireplace, fitted kitchen/dining area, downstairs w/c. To the first floor there is a large master bedroom, second good sized bedroom with built in wardrobes, bathroom with over bath shower.

Externally there is a well maintained garden to the rear and driveway parking to the front.

The property is available on a part furnished or unfurnished basis.

Internal viewing is highly recommended.



SOUTH SHIELDS | 40 DEAN ROAD, SOUTH SHIELDS, TYNE & WEAR, NE33 4DZ

Council Tax Band

**B**

Energy Performance Graph

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

Call us on

**0191 497 5333**

**[stephanie.lunn@thelettinggroup.com](mailto:stephanie.lunn@thelettinggroup.com)**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.