



## 2 bed semi-detached house to buy in NE34

Harton House Road, Harton, South Shields, Tyne and Wear, NE34 6EA

**£170,000**

 x2  x1  x2

Tenure

**Freehold**

## Property features

- ✓ TWO BEDROOM
- ✓ TWO RECEPTION ROOM
- ✓ SEMI DETACHED HOUSE
- ✓ EXTENDED AND IMPROVED
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

We are delighted to offer to the market this extended and refurbished, two bedroom semi detached house on the popular Harton House Road, South Shields. Benefiting from gas central heating and double glazing, the property has the added benefit of an extended kitchen/diner, refitted bathroom and floor coverings.

Comprising briefly :- Composite door to the entrance hallway with door to the lounge and stairs to the first floor landing. The kitchen/diner leads from the lounge while to the first floor landing lie bedroom one, bedroom two and family bathroom. Externally, gardens lie to the front, side and rear.

Offered with no upper chain, early viewing is essential...

Council Tax Band: B

Tenure: Freehold

Price: Offers In Excess Of £170,000

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

## External

Gardens lie to the front, side and rear.

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## Bathroom

Comprising of low level W.C., panelled bath and vanity wash hand basin. Double glazed window and central heating radiator.

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## Bedroom Two

*3.00m x 3.15m (9'10" x 10'4")*

Double glazed window to the rear and central heating radiator.

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## Bedroom One

*2.85m x 3.15m (9'4" x 10'4")*

Double glazed window to the front and central heating radiator.

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## Diner

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## Kitchen

*4.15m x 4.45m (13'7" x 14'7")*

Fitted with a range of wall and base units with roll top work surfaces, one and a half bowl sink unit with mixer tap and splash back tiling. Electric oven and ceramic hob with extractor hood. Plumbed over automatic washing machine. Double glazed French door to the rear.

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## Lounge

*5.05m x 4.75m (16'6" x 15'7")*


Double glazed bay window to the front and central heating radiator. Open to the kitchen/diner.

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## Entrance

Composite door to the entrance hallway with door to the lounge and stairs to the first floor landing.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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