



## 2 bed terraced house to buy in

John Reid Road, South Shields, South Shields, Tyne and Wear, NE34 9EW

# £119,950

🏠 x2 🚗 x1 🚲 x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ TWO BEDROOM TERRACE FAMILY HOME
- ✓ TWO RECEPTIONS
- ✓ DOUBLE GLAZED / GAS CENTRAL HEATING
- ✓ PRIVATE FRONT AND REAR
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents welcome to the market this Two Bedroom Terrace located on John Reid Road, South Shields.

A property which is sure to attract investors and first time buyers alike, this spacious family home is ideally located for local amenities and public transport direct to Newcastle City Centre, Sunderland City Centre & South Shields. Excellent road links make travel easy via the A1, A19 & Tyne Tunnel.

Briefly comprises; Porch, Lounge, Dining Room, Kitchen, Utility & to the first floor lies Two Double Bedrooms & the Family Bathroom. Externally to the front is a private Garden and to the rear a private walled yard with gated access to the rear lane.

Call Pattinson South Shields on 0191 4540488 or email [south.shields@pattinson.co.uk](mailto:south.shields@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: £119,950

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Private enclosed garden with pathway leading to entrance;



## Porch

Part glazed UPVC door leading to entrance, double glazed window to front and side aspect, vinyl flooring;



## Lounge

4.95m x 3.72m (16'2" x 12'2")

Double glazed window to front aspect, stairs to first floor, gas fire with feature surround;



## Lounge (Additional)



## Dining Room

3.38m x 2.91m (11'1" x 9'6")

Double glazed window to rear aspect, gas central heating radiator;



## Dining Room (Additional)



## Kitchen

2.57m x 2.40m (8'5" x 7'10")

A range of wall and base units with contrasting roll top work surfaces, space for gas appliance, space for fridge freezer, built in storage, double glazed window to rear aspect, UPVC door leading to garden;



## Kitchen (Additional)



## Utility

2.85m x 2.26m (9'4" x 7'4")

Base units with contrasting roll top work surfaces, stainless steel sink with mixer tap over, plumbing for washing machine, gas central heating radiator, door to pantry;



## Utility (Additional)



## First Floor Landing

Built in storage, combi boiler, loft access;

## Bedroom One

4.40m x 3.31m (14'5" x 10'10")

Double glazed window to front aspect, built in storage, gas central heating radiator;



## Bedroom One (Additional)



## Bedroom Two

3.23m x 2.76m (10'7" x 9'0")

Double glazed window to rear aspect, gas central heating radiator;



## Family Bathroom

2.17m x 1.89m (7'1" x 6'2")

A white suite consisting of W/C, pedestal wash hand basin, shower cubicle with electric shower, part tiled walls, gas central heating radiator, double glazed window to rear aspect;



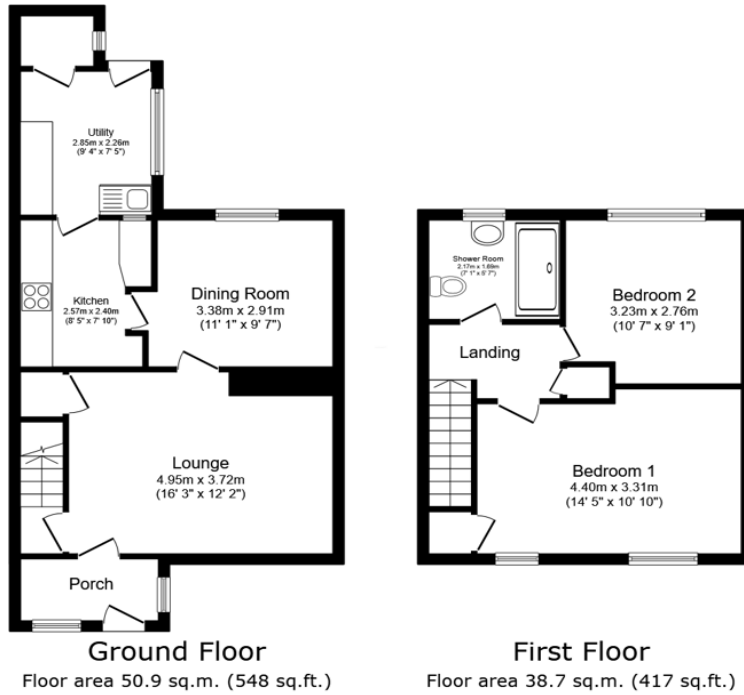
## External Rear

Private enclosed low maintenance garden, decorative stone border, external water source, external storage, gated access to the rear lane;



## External Rear (Additional)





Total floor area: 89.6 sq.m. (965 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(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	

John Reid Road, South Shields, South Shields, Tyne and Wear, NE34 9EW

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

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

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.

