



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

Palm Avenue, Cleadon Park, South Shields, Tyne and Wear, NE34 7PQ

**£168,000**

 x3  x1  x1

Tenure  
**Freehold**

Driveway & Garage parking

### Property features

- ✓ THREE BEDROOM SEMI DETACHED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ENCLOSED GARDENS AND
- ✓ EARLY VIEWING IS ESSENTIAL..
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

| THREE BEDROOM | SEMI DETACHED HOUSE | GAS CENTRAL HEATING | ENCLOSED GARDENS AND DRIVEWAY |

We are delighted to offer to the market this three bedroom, semi detached property on the popular Palm Avenue, South Shields. Benefiting from gas central heating and double glazing and with the added benefit of an enclosed garden to the rear and driveway to the front.

An ideal family home, ready to view immediately!

The property comprises briefly :- Upvc door to the entrance porch with door to the hallway. Doors to the lounge and kitchen/diner, stairs to the first floor landing. To the first floor doors lead to bedroom one, bedroom two, bedroom three and bathroom with separate w.c.

Externally an enclosed garden lies to the rear with double gates to the front providing off street parking.

Council Tax Band: A

Tenure: Freehold

Price: £168,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Entrance

Upvc door to the entrance porch with door to the hallway. Door to the lounge and kitchen/diner, stairs to the first floor landing.



## Lounge

Double glazed window to the front and central heating radiator. Feature fire surround with electric fire.



## Kitchen/diner

Fitted with a range of wall and base units with roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap and splash back tiling. Gas cooker point and extractor hood. Plumbed for automatic washing machine. Double glazed window to the side and side. Double glazed tilt and slide door to the patio.



## Bedroom One

Double glazed window to the front and central heating radiator.



## Bedroom Two

Double glazed window to the rear and central heating radiator.



## Bedroom Three

Double glazed window to the rear and central heating radiator.

## Bathroom

Comprising panelled bath and pedestal wash basin. Separate w.c.



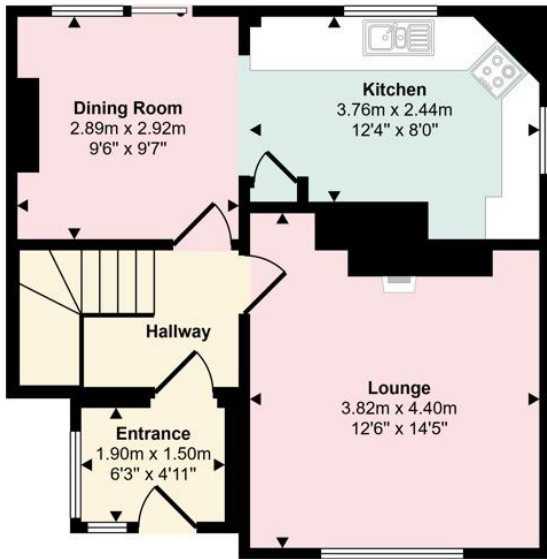
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## External

An enclosed garden leis to the rear with off street parking to the front.



Approx Gross Internal Area  
88 sq m / 952 sq ft



Ground Floor  
Approx 46 sq m / 493 sq ft



First Floor  
Approx 43 sq m / 459 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>S1</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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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