



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

Greenside, Marsden, South Shields, Tyne and Wear, NE34 7RN

**£180,000** Offers Over

 x3  x1  x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ REFURBISHED AND IMPROVED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ THREE BEDROOM SEMI DETACHED
- ✓ NO UPPER CHAIN AND VACANT POSSESSION
- ✓ EPC Rating D

## Key Information

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

## Description

AVAILABLE NOW! \*Please note the sellers are currently having some renovation works carried out in the rear garden. New photos to follow mid April 2026\*

We are delighted to offer to the market this refurbished and improved three bedroom, two reception room, semi detached house on the sought after Greenside, South Shields. Well placed for amenities and "The Nook" as well as being only a short walk to the Sea Front, the property is also on the catchment of local schools and would make a fantastic family home.

Comprising briefly :- Upvc door to the entrance hallway with doors to the lounge and dining room, stairs to the first floor landing. The kitchen leads from the dining room whilst to the first floor lie three bedrooms and the family bathroom. Externally, there are gardens to the front and rear.

A fantastic family home! Call today to arrange your viewing 0191 454 0488

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £180,000

Property Type: Semi-detached house

Parking: On Street

Year built: 1950

Construction materials: Brick and block

Roofing type: Clay 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

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

Upvc door to the entrance hallway with doors to the lounge and dining room, stairs to the first floor landing.

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## Lounge

Double glazed window to the front and double radiator.



## Dining room

Double glazed window to the rear and central heating radiator.



## Kitchen

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. Gas range style cooker with extractor hood. Double glazed window to the rear and door to the utility room.



## Bedroom One.

Double glazed window to the front and central heating radiator.



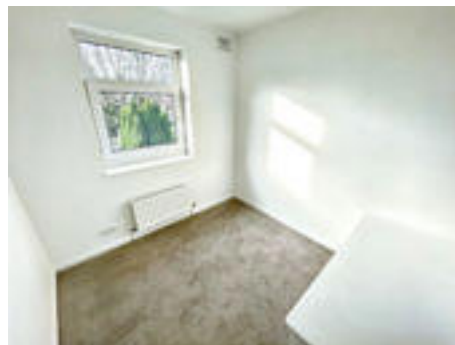
## Bedroom Two

Double glazed window to the rear and single radiator.



## Bedroom Three

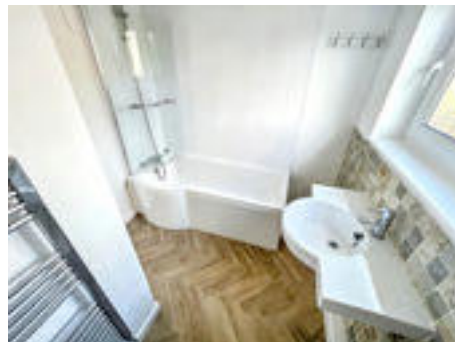
Double glazed window to the front and single radiator.



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## Bathroom

Comprising of low level W.C., shower cubicle and wash hand basin. Double glazed window and central heating radiator.



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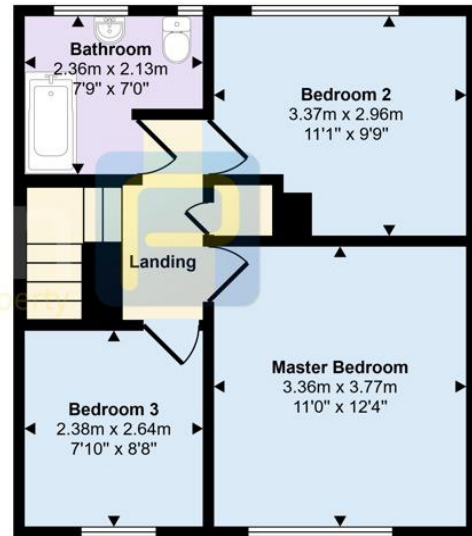
## External

Gardens lie to the front, side and rear.

Approx Gross Internal Area  
86 sq m / 931 sq ft



Ground Floor  
Approx 46 sq m / 494 sq ft



First Floor  
Approx 41 sq m / 436 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>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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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