



### 3 bed terraced house to buy in

George Scott Street, Lawe Top, South Shields, Tyne and Wear, NE33 2JR

# £185,000

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ THREE BEDROOM TERRACED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ OFF STREET PARKING TO THE REAR
- ✓ EARLY VIEWING IS ESSENTIAL..
- ✓ EPC Rating D

## Key Information

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

## Description

We are delighted to offer to the market this well presented three bedroom terrace house on the popular George Scott Street, South Shields. Benefiting from gas central heating and double glazing the property would make a fantastic family home.

Close to the Sea Front and great local amenities the property comprises :- Upvc door to the entrance hallway with doors to the lounge and kitchen/diner, stairs to the first floor landing. To the first floor doors leading to bedroom one, bedroom two, bedroom three and bathroom.

Externally an electric roller door provided off street parking. Book your viewing today..

Council Tax Band: B

Tenure: Freehold

Price: £185,000

Property Type: Terraced House

Parking: Off Street

Year built: 1895

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

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 kitchen/diner. Stairs to the first floor landing.



## Lounge

Double glazed bay window to the front and central heating radiator.



## Kitchen/ diner

Fitted with a range of wall and base units with roll top work surfaces, sink unit with mixer tap and splash back. Electric oven and gas hob with extractor hood and plumbed for automatic washing machine. Double glazed french doors to the rear.



## Kitchen



## Bedroom One.

Double glazed bay 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 front and central heating radiator.



## Bathroom

Comprising low level w.c., panelled bath, wash basin and shower cubicle. Double glazed window to the rear and central heating radiator.

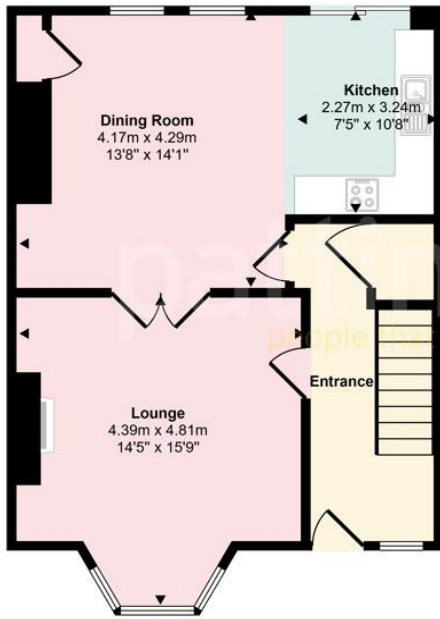


## External

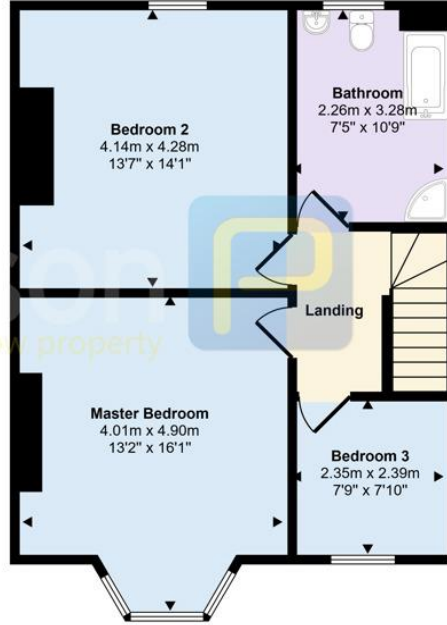
A roller door provides off street parking to the rear.



Approx Gross Internal Area  
112 sq m / 1204 sq ft



Ground Floor  
Approx 55 sq m / 594 sq ft



First Floor  
Approx 57 sq m / 610 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>			
(69-80) <b>C</b>			79
(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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