



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

School Approach, Harton, South Shields, Tyne and Wear, NE34 6DW

# £140,000

🏠 x2 🚗 x1 📄 x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ TWO BEDROOM SEMI DETACHED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ 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
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

| TWO BEDROOM | SEMI DETACHED HOUSE | ENCLOSED GARDENS AND DRIVEWAY | GREAT LOCATION AND AMENITIES |

We are delighted to offer to the market this beautifully presented two bedroom semi detached house on the popular School Approach, South Shields. Benefiting from gas central heating and double glazing, the property is well placed for shopping at The Nook, great bus links and a short walk to Harton Academy.

Standing a credit to the current owners, the property comprises briefly :- Composite door to the entrance hallway with door to the lounge and stairs to the first floor landing. A double glazed sun room leads from the lounge as does an internal hallway (with under stair storage area) leading to the kitchen and bathroom. To the first floor landing lie two bedrooms, with loft hatch to partially boarded loft space and pull down ladder.

Externally, a South facing garden set to lawn with a decked patio, timber shed and a paved area to the side of the house with gate providing access from the front to the rear of the property as well. To the front, a block paved driveway provides ample off street parking.

Early viewing is essential to avoid missing out...

As per The Estate Agents Act 1979, we must advise any prospective purchaser that the seller of this property is a connected person to Keith Pattinson Limited.

Council Tax Band: A

Tenure: Freehold

Price: £140,000

Property Type: Semi-detached house

Parking: Off Street, Driveway

Year built: 1930

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

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



## Lounge

Double glazed bay window to the front and central heating radiator. Oak mantle with an ornamental tiled hearth. Door to the internal hallway and sliding door to the sunroom. Finished with oak flooring.



## Kitchen

Fitted with a range of high quality wall and base units with roll top work surfaces and back splash tiling. Thermo plastic sink unit with mixer tap. Electric oven and five ring gas hob with extractor hood. Plumbed for automatic washing machine. Two double glazed windows to the side aspect.



## Sunroom

Double glazed with a door to the decked patio area.



## Bathroom

Four piece bathroom suite comprising low level w.c. coupled with a sink unit. Panelled corner bath and shower cubicle with mains operated shower. Double glazed window to the rear and central heating radiator.



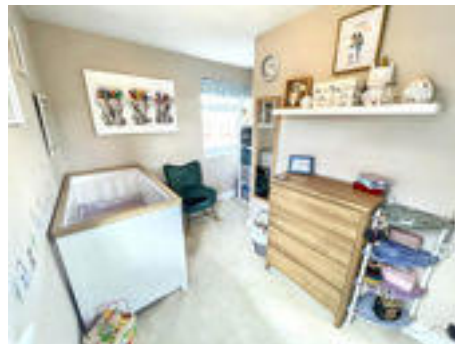
## Bedroom One.

Double glazed windows to the front and rear and central heating radiator.



## Bedroom Two

Double glazed window to the front and side, with central heating radiator.

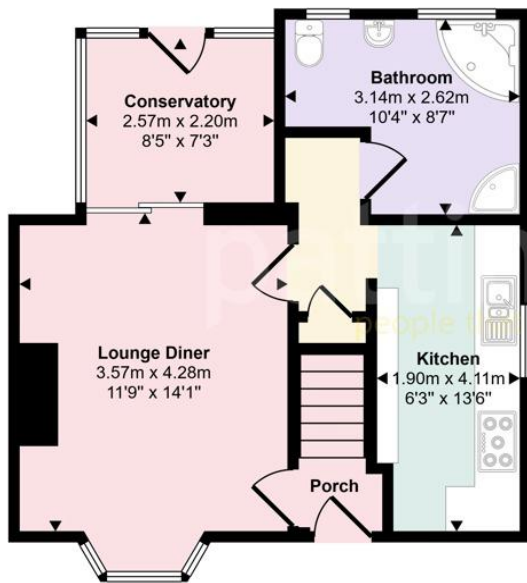


## External

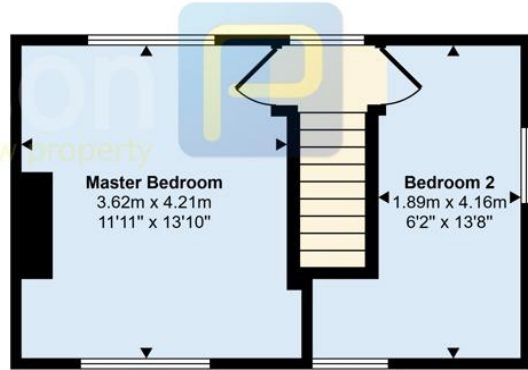
An enclosed south facing garden lies to the rear set to lawn with a decked patio area, timber shed and a paved area to the side of the house with gate providing access from the front to the rear of the property as well. To the front, a block paved driveway provides ample off street parking.



Approx Gross Internal Area  
71 sq m / 768 sq ft



Ground Floor  
Approx 43 sq m / 467 sq ft



First Floor  
Approx 28 sq m / 301 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>                                   |         | 84                      |
| (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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