



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

Centenary Avenue, Harton, South Shields, Tyne and Wear, NE34 6QQ

**£115,000**

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ TWO BEDROOM SEMI DETACHED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ 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

## Description

| TWO BEDROOM | SEMI DETACHED | GAS CENTRAL HEATING | LARGE PLOT AND OFF STREET PARKING | NO UPPER CHAIN |

We are delighted to offer to the market this well presented two bedroom semi detached house on the popular Centenary Avenue, South Shields. Benefiting from gas central heating and double glazing the property has the added benefit of an enclosed rear garden and separate enclosed off street parking bay.

Sold with no upper chain the property would be an ideal starter home and comprises briefly :- Upvc door to the entrance hallway with doors to the lounge and kitchen/diner, stairs to the first floor landing. A hallway leads from the lounge with access to the patio area and door to the bathroom. To the first floor landing lie two bedrooms.

Externally gardens lie to the front, side and rear with a separate enclosed parking bay with gated access.

Offered with no upper chain early viewing is essential..

Council Tax Band: A

Tenure: Freehold

Price: £115,000

Property Type: Semi-detached house

Parking: Off Street

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)

## Entrance

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



## Lounge

Double glazed windows to the front and rear. Feature fire surround and central heating radiator. Door to the rear lobby.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back tiling. Plumbed for automatic washing machine. Electric oven and gas hob with extractor hood. Double glazed window to the side.



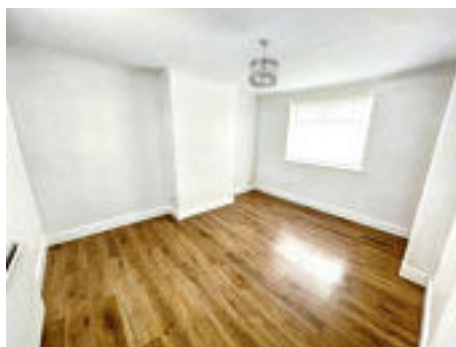
## Bathroom

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



## Bedroom One.

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



## Bedroom Two

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



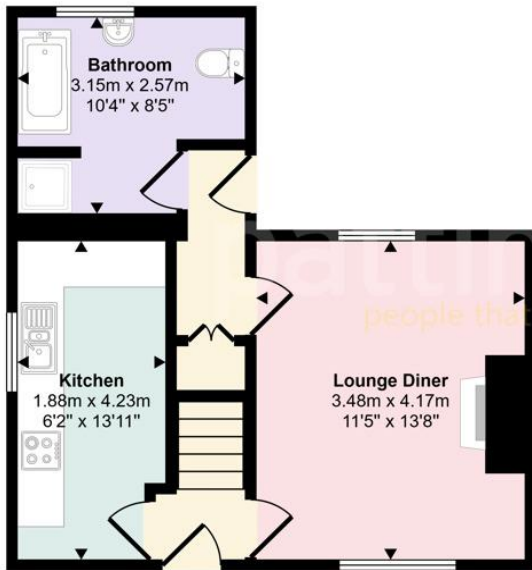
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## External

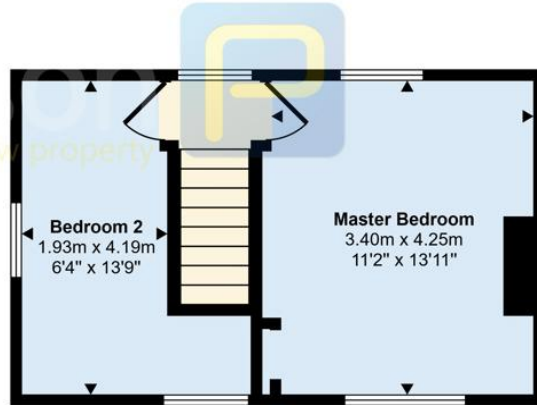
Garden lie to the front, side and rear with an separate parking enclosure for two cars.



Approx Gross Internal Area  
65 sq m / 699 sq ft



Ground Floor  
Approx 37 sq m / 399 sq ft



First Floor  
Approx 28 sq m / 299 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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	

Centenary Avenue, Harton, South Shields, Tyne and Wear, NE34 6QQ

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

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