



### 3 bed terraced house to buy in

St. Michaels Avenue North, Westoe, South Shields, Tyne and Wear, NE33 3AL

# £170,000

🏠 x3 🚗 x1 🚲 x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ THREE BEDROOM TERRACE HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ EARLY VIEWING IS ESSENTIAL..
- ✓ EPC Rating C

## Key Information

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

## Description

| THREE BEDROOM | TWO RECEPTION ROOM | GAS CENTRAL HEATING | DOUBLE GLAZED | GREAT LOCATION |

Reduced due to builders looking to achieve a quick sale.

We are delighted to offer to the market this beautifully presented three bedroom two reception room end terrace house on the corner of St, Michaels Avenue North and Mowbray Road, South Shields. Benefiting from gas central heating and recently installed double glazing, the property is well placed for amenities at Westoe as well and being an a short walk to the Sea front with sandy beaches and coastal walks, an ideal family home in a prime location..

Comprising briefly :- composite door to the entrance hallway with doors leading to the lounge and dining room, stairs to the first floor landing. The kitchen leads from the dining room while to the first floor landing lie a large master bedroom and family bathroom. Two further bedroom lie to the second floor landing. Please note that all white goods, blinds and curtains are to be included within this property sale too.

Externally, a forecourt lies to the front and a small enclosed patio yard lies to the rear.

Early viewing is essential to avoid disappointment!

Council Tax Band: A

Tenure: Freehold

Price: Offers In Excess Of £170,000

Property Type: Terraced House

Parking: On 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: No

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 doors to the lounge and dining room, stairs to the first floor landing.



## Lounge

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



## Dining room

Double glazed window to the side and central heating radiator. Fitted with a range of wall and base units with built in microwave and wine fridge. Sliding door to the kitchen.



## 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. Electric oven and induction hob with extractor hood. Including an automatic washing machine and dishwasher. Door to the patio garden.



## Master Bedroom

Double glazed window to the front and side and central heating radiator. Fitted wardrobes providing storage.



## Bathroom

Comprising of low level W.C., wash hand basin, panelled bath and shower. Double glazed window to the side and central heating radiator.



## Bedroom Two

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



## Bedroom Three

Double glazed window and central heating radiator.



## Patio garden

With gate to the side.



Approx Gross Internal Area  
116 sq m / 1253 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>	73	
(55-68) <b>D</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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