

To buy

### 3 bed terraced house to buy in

Keats Walk, South Shields, Tyne and Wear,  
NE34 9NB

# £125,000

🛏 x3 🚿 x1 🚿 x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ THREE BEDROOM END OF
- ✓ LARGE MODERN KITCHEN/DINER
- ✓ SPACIOUS LOUNGE/DINER
- ✓ GROUND FLOOR CLOAK
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents welcome to the market this three bedroom family home located on Keats Walk, Biddick Hall, South Shields.

Situated on the end of the terrace, this family home offers space in abundance and is flooded with natural light throughout! On entrance, you are greeted in to the Kitchen/Diner and Lounge which both overlooking the rear garden through patio doors.

The property is ideally located for located amenities and public transport from Brockley Whins Metro for direct travel to Newcastle City Centre, Sunderland City Centre & connections to South Shields. Excellent local road links give quick & easy access to the A1, A19 & Tyne Tunnel.

Briefly comprises; Entrance to Kitchen/Diner, Ground Floor Cloak & Lounge/Diner and to the first floor lies Three Bedrooms, Upper Floor Cloak & the Bathroom. Externally to the front is a private enclosed garden with paved patio & path leading to the entrance and to the rear a private enclosed garden with patio.

Call Pattinson South Shields on 0191 4540488 or email [south.shields@pattinson.co.uk](mailto:south.shields@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: £125,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## External Front

Private enclosed Garden with paved patio & pathway leading to entrance, brick built flowerbeds;



## Kitchen/Diner

5.57m x 3.48m (18'3" x 11'5")

A range of wall and base units with contrasting work surfaces, inset stainless steel sink with mixer tap over, tiled splashbacks, integrated electric oven, gas hob with extractor over, integrated microwave, space for fridge freezer, plumbing for washing machine, LVT flooring, built in storage, gas central heating radiator, double glazed window to front aspect, sliding patio doors to garden, stairs to first floor landing;



## Lounge

5.39m x 2.91m (17'8" x 9'6")

Double glazed window to front aspect, gas central heating radiator, LVT flooring, sliding patio doors to garden;



## Cloak (Ground Floor)

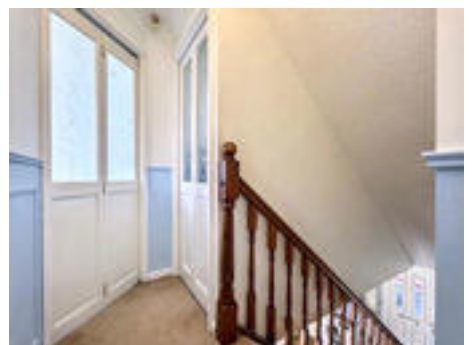
W/C, pedestal wash hand basin, gas central heating radiator, vinyl flooring, recess lighting;



## First Floor Landing

2.80m x 0.70m (9'2" x 2'3")

Part panelled walls, loft access;



## Bedroom One

3.67m x 2.91m (12'0" x 9'6")

Double glazed window to front aspect, gas central heating radiator, built in storage, built in sliding wardrobe;



## Bedroom Two

3.70m x 2.42m (12'1" x 7'11")

Double glazed window to front aspect, gas central heating radiator, built in storage;



## Bedroom Three

2.08m x 1.56m (6'9" x 5'1")

Double glazed window to rear aspect, gas central heating radiator, recess lighting;



## Shower Room

2.81m x 1.78m (9'2" x 5'10")

A suite consisting of walk in mains shower cubicle, wall mounted wash hand basin, vinyl flooring, recess lighting, gas central heating radiator, double glazed windows to rear aspect;



## Cloak (First Floor)

1.36m x 0.67m (4'5" x 2'2")

W/C, wall mounted wash hand basin, gas central heating radiator, vinyl flooring;

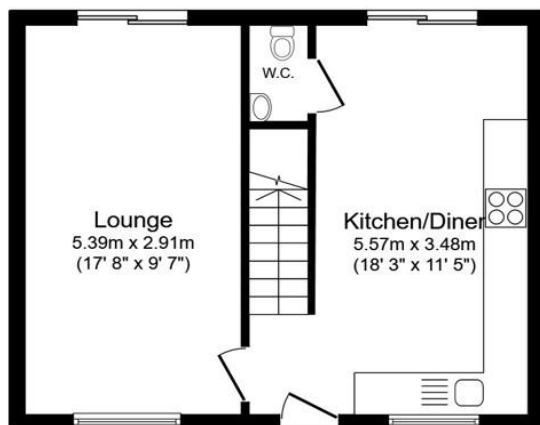


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## External Rear

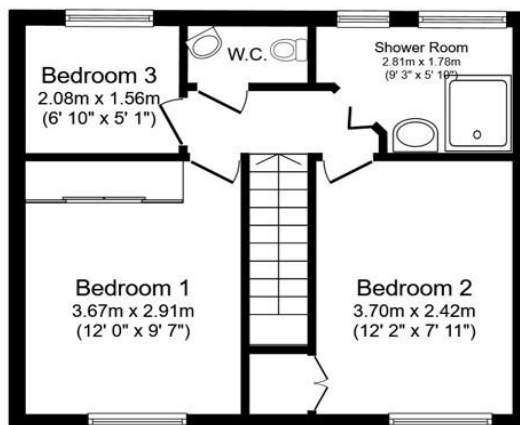
Private enclosed low maintenance garden with paved patio, brick built flowerbeds, external water source;





**Ground Floor**

Floor area 37.8 sq.m. (407 sq.ft.)



**First Floor**

Floor area 36.6 sq.m. (394 sq.ft.)

**Total floor area: 74.4 sq.m. (801 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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>	73	79
(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:

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