



## 2 bed terraced house to buy in

Nevinson Avenue, Whiteleas, South Shields, Tyne and Wear, NE34 8NG

# £135,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ TWO BEDROOM TERRACE HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ CONSERVATORY AND ENCLOSED GARDENS
- ✓ 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
- ✓ Mobile signal: Good

## Description

| TWO BEDROOM TERRACED HOUSE | DOUBLE GLAZED CONSERVATORY | ENCLOSED GARDENS | OFF STREET PARKING |

We are delighted to offer to the market this well presented two bedroom terraced house on the popular Nevinson Avenue, Whiteleas. Benefiting from gas central heating and double glazing the property would make a fantastic first time buy or family home.

Comprising briefly :- Composite door to the entrance hallway with doors to the lounge and dining area, leading to the kitchen. A conservatory leads from the lounge. Stairs to the first floor landing leading to bedroom one, bedroom two and bathroom with separate w.c..

Externally an enclosed garden lies to the rear with ample off street parking to the front.

Offered with no upper chain early viewing is essential..

Council Tax Band: A

Tenure: Freehold

Price: £135,000

Property Type: Terraced House

Parking: Off Street

Year built: 1950

Construction materials: Brick and block

Roofing type: Concrete roof 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 doors to the lounge and kitchen/diner, stairs to the first floor landing.



## Lounge

Double glazed window to the front and central heating radiator. Built in media wall and double doors to the conservatory.



## Conservatory

Double glazed conservatory with French doors to the patio.



## Diner

Double glazed window to the front and single radiator.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, sink unit with mixer tap and splash back. Plumbed for automatic washing machine and dishwasher. Electric oven and ceramic hob with extractor hood. Double glazed window to the rear and door to the patio.



## Bedroom One.

Double glazed window to the front and rear and two central heating radiators.



## Bedroom Two

Double glazed window to the front and central heating radiator.



## Bathroom

Comprising panelled bath and wash basin. Separate w.c. Double glazed window to the rear central heating radiator.

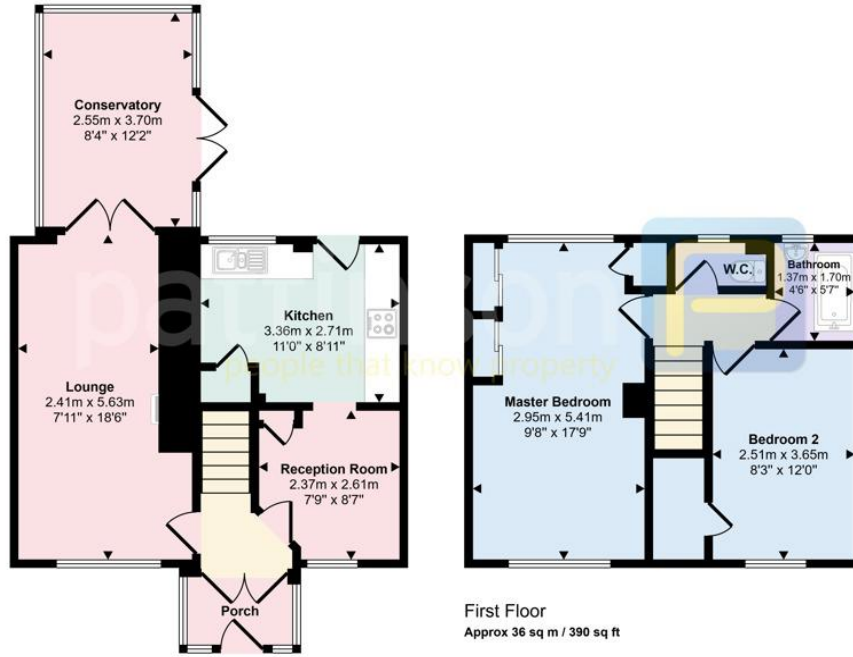


## External

An enclosed garden lies to the rear with off street parking to the front.



Approx Gross Internal Area  
85 sq m / 916 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>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(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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