



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

Collin Drive, South Shields, Tyne and Wear, NE34 9FD

# £190,000

🏠 x3 🚗 x2 🚗 x1

Tenure

**Freehold**

## Property features

- ✓ THREE BEDROOM SEMI
- ✓ BRIGHT & AIRY LOUNGE
- ✓ MODERN FITTED KITCHEN / DINER
- ✓ TWO FAMILY BATHROOMS / GROUND FLOOR CLOAK
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents are thrilled to present to the market a charming three-bedroom semi-detached house located in the much sought-after area of South Shields. This tastefully decorated property is perfect for professionals, families, or for those looking for an attractive investment property.

Upon entering this beautifully presentable home, you'll find a welcoming reception area leading to a bright and airy lounge, flooded with natural light, providing the perfect space for entertaining or simply relaxing. The highlight of this property lies in its modern fitted kitchen / diner. Tastefully designed, the area features ample counter space and plenty of room for dining – a real focal point that enhances your culinary experience.

Upstairs, the property boasts three generously sized bedrooms, each one decorated in relaxing tones complemented by natural light, making these spaces warm and comfortable retreats. Among the two well-appointed bathrooms, one is a full family bathroom with meticulous finishes, and the other one features a shower, perfect for guests or for a busy weekday morning. This property also benefits from Off street parking leading to garage.

Conveniently located in desirable South Shields, this property provides easy access to local amenities, schools and transport links. The house also offers potential for further expansion, subject to planning permissions.

With its combination of space, modern features, and excellent location, this splendid three-bedroom semi-detached house in South Shields is definitely worth considering. It's a delightful gem in our Residential Sale portfolio that eagerly awaits its new owners. Be sure to get in touch to arrange a viewing today.

Council Tax Band: C

Tenure: Freehold

Price: £190,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Private low maintenance garden complemented by decorative stones, double driveway leading to garage, EV charger;



## Entrance/Hallway

4.91m x 2.09m (16'1" x 6'10")

Composite part glazed door leading to entrance, stairs to first floor, gas central heating radiator, laminate flooring;



## Ground Floor Cloak

1.55m x 0.86m (5'1" x 2'9")

W.c, pedestal wash hand basin, gas central heating radiator, laminate flooring;



## Kitchen / Diner

4.89m x 3.13m (16'0" x 10'3")

A range of wall & base units with contrasting work surfaces with uprights, 1.5 stainless steel sink with mixer tap over, integrated electric oven, gas hob with extractor over, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, gas central heating radiator, combi boiler, laminate flooring, double glazed window to front aspect;



## Kitchen / Diner.



## Lounge

2.92m x 5.29m (9'6" x 17'4")

Double glazed window to rear aspect, gas central heating radiator, laminate flooring, french doors leading to the well maintained garden;



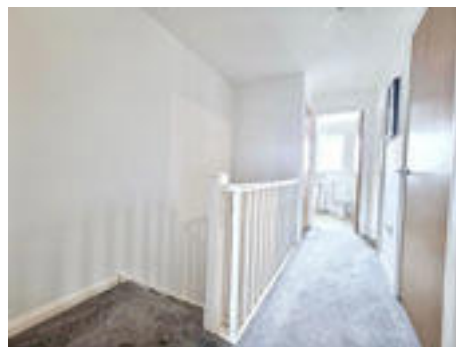
## Lounge.



## First Floor Landing

3.08m x 2.03m (10'1" x 6'7")

Loft access, gas central heating radiator, built in storage;



## Bedroom One

3.44m x 3.19m (11'3" x 10'5")

Double glazed window to front aspect, gas central heating radiator, laminate flooring;



## En-suite

2.30m x 1.10m (7'6" x 3'7")

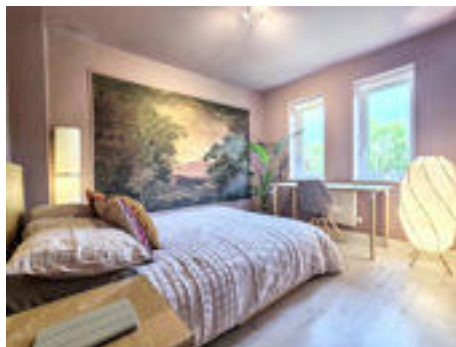
A suite comprising; Walk-in shower cubicle with mains shower over, pedestal wash hand basin, w.c, gas central heating chrome towel radiator, [part tiled walls, extractor;



## Bedroom Two

3.30m x 3.20m (10'9" x 10'5")

Double glazed window to rear aspect, gas central heating radiator, laminate flooring;



## Bedroom Three

2.28m x 2.52m (7'5" x 8'3")

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



## Family Bathroom

1.89m x 2.04m (6'2" x 6'8")

A suite comprising; Bath with mains shower over, pedestal wash hand basin, w.c, part tiled walls, ceramic tiled flooring, extractor, gas central heating white towel radiator, double glazed window to front aspect;



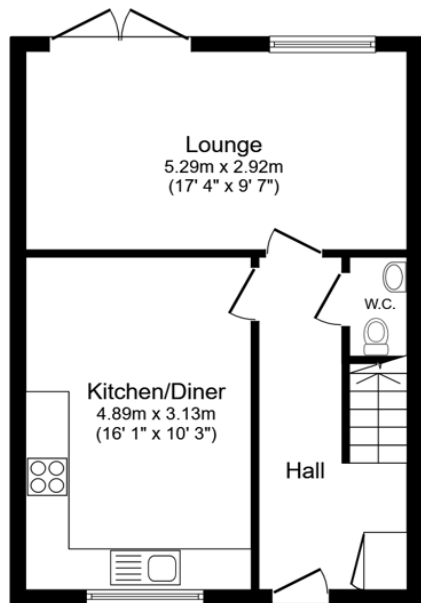
## External Rear

Private enclosed large rear garden, paved patio set to lawn, external water source, door leading to garage;

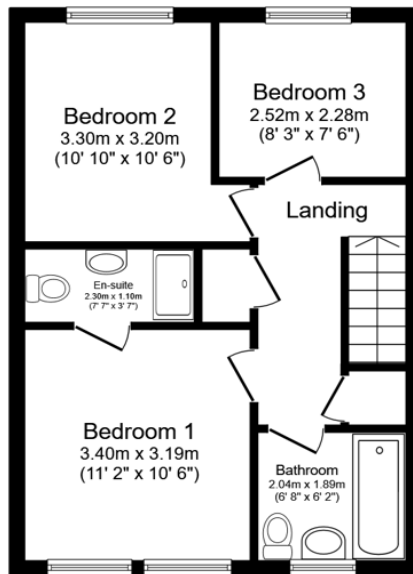


## Garage

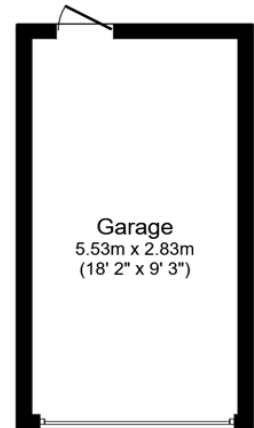
Up & Over garage door, light & power source;



Ground Floor



First Floor



Garage

Total floor area: 99.5 sq.m. (1,071 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](http://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>			84
(69-80) <b>C</b>		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	

Collin Drive, South Shields, Tyne and Wear, NE34 9FD

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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