



## 2 bed detached bungalow to buy in NE34

Meldon Avenue, Harton, South Shields,  
Tyne and Wear, NE34 0EL

# £360,000

 x2  x1  x2

Tenure

**Freehold**

Garage parking

## Property features

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ ENCLOSED GARDENS AND GENEROUS PLOT
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ SOUGHT AFTER LOCATION
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

| TWO BEDROOM | TWO RECEPTION ROOM | DETACHED BUNGALOW | GENEROUS PLOT | EARLY VIEWING ESSENTIAL |

We are delighted to offer to the market this well presented two bedroom detached bungalow on the sought after Meldon Avenue, South Shields. Benefiting from gas central heating and double glazing the property is well placed on a generous plot with enclosed gardens driveway and garage.

Comprising briefly :- Composite door to the entrance porch with door to the hallway. Doors to the dining room, bedroom one, bedroom two and bathroom. Double doors lead from the dining room with lounge. The kitchen also leads from the dining room and on to the garage.

Externally gardens lie to the front side and rear with a driveway leading to the single garage.

Early viewing is essential to avoid missing out..

Council Tax Band: D

Tenure: Freehold

Price: £360,000

Property Type: Detached Bungalow

Parking: Garage, Off Street

Year built: 1970

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

Mobile signal coverage: Good

## Entrance

Comprising composite door to the entrance porch with door to the hallway. Doors to the dining room, bedroom one, bedroom two and bathroom.



## Lounge

Double glazed bow window to the front and central heating radiator. Feature fire surround with gas real flame fire.



## Dining room

Double glazed window to the rear and central heating radiator. Door to the kitchen.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap and splash back tiling. Gas cooker point and extractor hood. Plumbed for automatic washing machine. Double glazed window to the front and central heating radiator.



## Bedroom One.

Double glazed window to the front, central heating radiator and fitted wardrobes.



## Bedroom Two

Double glazed window to the front, fitted wardrobes and central heating radiator.



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## Bathroom

Comprising low level w.c., panelled bath and pedestal wash hand basin. Double glazed windows to the rear and central heating radiator.




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## External

Well placed on a generous plot with enclosed gardens and driveway leading to the single garage.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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