



### 3 bed town house to buy in NE34

Harton Court, West Harton, South Shields,  
Tyne and Wear, NE34 0RH

**£215,000**

 x 3  x 2  x 1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ THREE BEDROOM TOWN HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ENCLOSED GARDENS, DRIVEWAY AND GARAGE
- ✓ NO UPPER CHAIN AND VACANT POSSESSION
- ✓ EPC Rating B

## Key Information

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

## Description

Pattinson Estate Agents is proud to present this well presented three-bedroom end of terrace townhouse located in the much sought-after area of West Harton, South Shields. This residential property is delightfully charming offering a modern living standard with the convenience of both gas central heating and double-glazed windows throughout, bringing added comfort to your everyday living experience.

Boasting three comfortably-sized bedrooms, this house is ideal for families or professionals seeking a blend of roomy and efficient living space. The single reception room benefits from ambient light creating a tranquil atmosphere, perfect for relaxing or entertaining guests. Additionally, the property benefits from a neat and well-maintained bathroom which is designed to cater to the needs of a contemporary lifestyle.

One of the highlights of this townhouse is the enclosed garden area, providing a private oasis where you can enjoy peaceful summer afternoons or indulge in some gardening. The property also comes with its own driveway, an added convenience lessening your parking worries. To further ease off your parking woes, a garage is present, ideal for secure vehicle storage or could be adapted as an extra storage or workshop space according to your needs.

Located in the popular residential suburb of West Harton, this property is ideally positioned for local amenities, schools and public transport links. Buying this property guarantees the perk of living in a peaceful neighbourhood while also being a quick commute away from the bustling city life.

In conclusion, this well-maintained end of terrace townhouse would make a fantastic purchase for first-time buyers or growing families seeking a residential property that offers comfort, convenience and a touch of modern living coupled with traditional charm.

Don't miss this fantastic opportunity, call Pattinson Estate Agents today for more information or to arrange a viewing.

Council Tax Band: C

Tenure: Freehold

Price: £215,000

Property Type: Town House

Parking: Driveway & Garage

Year built: 2015

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

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 cloak room and kitchen/diner, stairs to the first floor landing.



## Cloak room

Comprising low level w.c. and wash basin. Double glazed window to the front and central heating radiator.



## Kitchen/ diner

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. Electric oven and ceramic hob with extractor hood. Plumbed for automatic washing machine and dishwasher with integrated fridge/freezer. Double glazed window to the front and central heating radiator. Door to the lounge.



## Lounge

Double glazed French doors to the rear and central heating radiator.



## Study

Double glazed window to the front and central heating radiator. Stairs to the master bedroom.



## Master Bedroom

To the second floor with double glazed dormer window to the front, fitted wardrobes and central heating radiator. Door to the ensuite.



## En-suite

Comprising walk in shower cubicle wash basin and low level w.c.



## Bedroom Two

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



## Bedroom Three

Double glazed window to the front and central heating radiator



## Bathroom

Comprising low level w.l.c., panelled bt5h and wash basin.

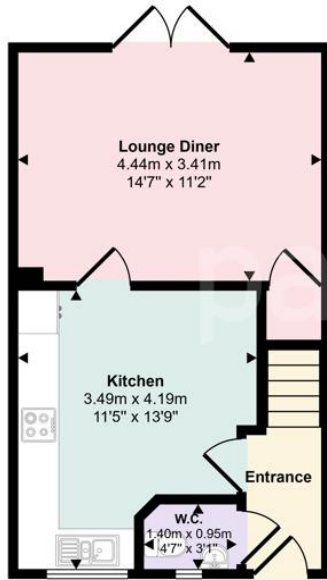


## External

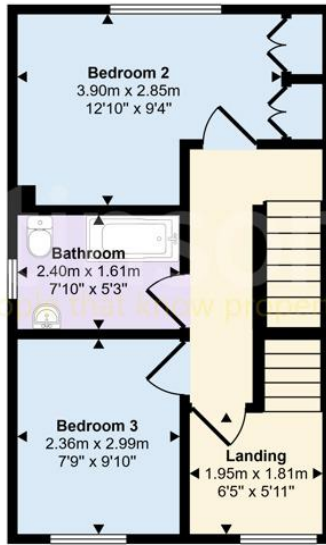
Well placed on a decent sized plot with enclosed gardens to the rear and side. A driveway to the front leads to the single garage.



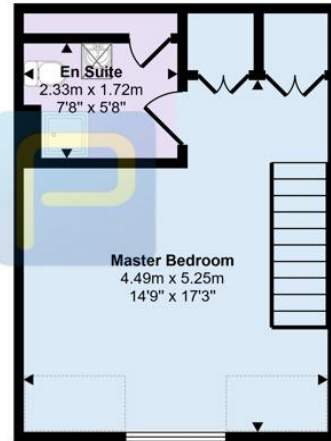
Approx Gross Internal Area  
98 sq m / 1052 sq ft



Ground Floor  
Approx 35 sq m / 372 sq ft



First Floor  
Approx 35 sq m / 377 sq ft



Second Floor  
Approx 28 sq m / 302 sq ft

Denotes head height below 1.5m

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>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(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:

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

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