



## 4 bed terraced house to buy in

Mortimer Road, Mortimer, South Shields,  
Tyne and Wear, NE33 4TT

# £274,950

 x4  x1  x3

Tenure

**Freehold**

On Street parking

## Property features

- ✓ FOUR BEDROOM THREE RECEPTION ROOM
- ✓ TRADITIONAL TERRACE HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ BEAUTIFULLY PRESENED AND MAINTAINED
- ✓ EPC Rating D

## Key Information

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

## Description

For sale, we have an exceptional traditional terraced house situated in the heart of Mortimer, South Shields. This sizeable property boasts a myriad of features that will cater to all your family needs while offering you the comfort and serenity of a homely abode.

The property exhibits four generously sized bedrooms, ensuring plenty of space and privacy for each member of the household. The bedrooms are all tastefully decorated, exuding a warm and inviting atmosphere.

Within this appealing dwelling, you will find three charming reception rooms. Each is a testament to spacious design, providing ample room for entertainment, relaxation and family gatherings. The versatility of these rooms allows them to be adapted to meet the precise lifestyle needs of your family, be that a playroom, home office or separate dining area.

One family bathroom services the house, complete with modern fixtures and fittings and enough space to navigate your daily routines comfortably.

Perhaps one of the most advantageous features of this property is its traditional character, which resonates throughout. However, practicality is not sacrificed for aesthetic appeal, this home also boasts essential modern amenities such as gas central heating and double glazing throughout, ensuring maximum energy efficiency and a cosy, comfortable environment all year round.

Located in Mortimer, South Shields, you'll be within close reach of local amenities, attractions and well-regarded schools.

In summation, this four-bedroom, three reception room traditional terrace house in Mortimer, South Shields is a wonderful fusion of charm, space and functionality, making it the perfect place to call home. We highly recommend a viewing to fully appreciate what this property has to offer.

Council Tax Band: C

Tenure: Freehold

Price: £274,950

Property Type: Terraced House

Parking: On Street

Year built: 1895

Construction materials: Brick and block

Roofing type: Slate 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

Water meter: No

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 porch with door to the hallway. Doors to the lounge, dining room and breakfast room, stairs to the first floor landing.



## Lounge

Double glazed bay window to the front and central heating radiator. Feature fire surround and gas fire.



## Dining room

Double glazed window to the rear and central heating radiator.



## Breakfast Room

Double glazed window to the side and two central heating radiators. Door to the kitchen.



## Kitchen.

Fitted with a range of wall and base units with roll top work surfaces and high gloss front. Work surfaces with one and a half bowl sink unit and mixer tap. Electric oven and microwave with ceramic hob. Integrated fridge/freezer and automatic washing machine. Double glazed window to the side.



## Bedroom One.

Double glazed window to the front and central heating radiator.



## Bedroom Two

Double glazed window to the rear and central heating radiator.



## Bedroom Three

Double glazed window to the front and central heating radiator.



## Bedroom Four

Double glazed window to the side and central heating radiator.



## Bathroom

Comprising panelled bath with shower mains operated shower over. Double glazed window to the side and separate w.c.



## External

A private yard lies to the rear with electric roller door.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(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:

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

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