



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

Heaton Gardens, Whiteleas, South Shields, Tyne and Wear, NE34 9UA

**£150,000**

 x3  x1  x1

Tenure

**Freehold**

Garage parking

## Property features

- ✓ EXTENDED AND IMPROVED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ENCLOSED GARDENS AND
- ✓ EARLY VIEWING IS ESSENTIAL..
- ✓ EPC Rating C

## Key Information

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

## Description

| THREE BEDROOM | EXTENDED AND IMPROVED | SEMI DETACHED HOUSE | ENCLOSED GARDENS AND SINGLE GARAGE |

We are delighted to offer to the market this extended and improved three bedroom semi detached house on the popular Heaton Gardens South Shields. Benefiting from gas central heating and double glazing the property is well placed for amenities with transport links and close by schools. A fantastic family home...

Comprising briefly :- Composite door to the entrance hallway with door to the lounge. Stairs lead to the first floor landing and a door leads to the kitchen/ diner. Door also to the garage. To the first floor landing lie bedroom one, bedroom two, bedroom three and family bathroom.

Externally an enclosed garden lies to the rear with gardens to the front, driveway and single garage.

Early viewing is essential to avoid disappointment

Council Tax Band: A

Tenure: Freehold

Price: £150,000

Property Type: Semi-detached house

Parking: Garage

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

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 door to the lounge.



## Lounge

Double glazed window to the front and central heating radiator. Stairs to the first floor landing and door to the kitchen/ diner. Door to the garage.



## Bedroom One.

Two double glazed windows to the rear and two central heating radiators.



## Bedroom Two

Double glazed windows to the front and central heating radiator.



## Kitchen

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



## Bedroom Three

Two double glazed window to the front and central heating radiator.



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## Bathroom

Comprising low level w.c., shower cubicle, panelled bath and wash basin. Two single radiators.



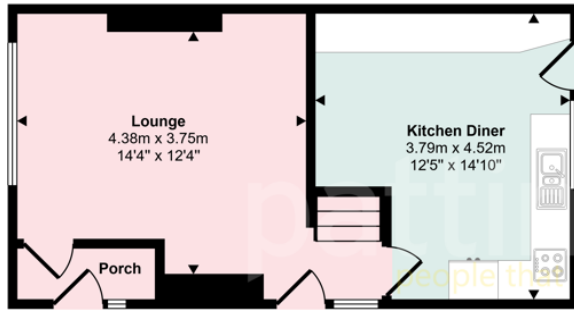
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## External

An enclosed garden lies to the rear with gardens to the front a driveway to the front leads to the single garage.



Approx Gross Internal Area  
92 sq m / 988 sq ft



Ground Floor  
Approx 38 sq m / 405 sq ft



First Floor  
Approx 54 sq m / 583 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>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	69	
(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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