



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

Moore Avenue, Harton, South Shields, Tyne and Wear, NE34 6AA

# £475,000

 x 4  x 2  x 3

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ LARGE PLOT WITH ENCLOSED GARDENS
- ✓ GREAT LOCATION AND AMENITIES
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

## Description

| FOUR BEDROOM | THREE RECEPTION ROOM | SEMI DETACHED HOUSE | GAS CENTRAL HEATING | DOUBLE GLAZED | LARGE ENCLOSED GARDENS | PRIME LOCATION |

We are delighted to offer to the market this beautifully presented four bedroom three reception room semi detached house on the sought after Moore Avenue, South Shields Close to Harton Village with great amenities and bus links the property also benefits from great schools close by. An ideal home for the growing family.

Comprising briefly :- Composite door to the entrance porch with door to the entrance hallway. Doors leading to the lounge, dining room and breakfast room, stairs to the first floor landing. A conservatory leads from the dining room while from the breakfast room a modern kitchen.

To the first floor landing lie bedroom one, bedroom two, bedroom three, bedroom four and bathroom with separate shower room.

Externally a large south facing garden with border and shrubs while to front a garden and driveway leading to the single garage.

Council Tax Band: F

Tenure: Freehold

Price: Offers In Excess Of £475,000

Property Type: Semi-detached house

Parking: Off Street

Heating: Air Source Heat Pump

## Entrance

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



## Lounge

Feature fire surround and central heating radiator. Glazed doors to the conservatory.



## Conservatory

With glazed door to the patio



## Dining room

Double glazed bay window to the front and central heating radiator.



## Breakfast Room

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



## 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. Electric oven and gas hob with extractor hood, plumbed for automatic washing machine. Double glazed window to the rear with window and door to the side.



## Bedroom One.

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



## Bedroom Two

Double glazed window to the rear and central heating radiator.



## Bedroom Three

Two double glazed windows to the front and central heating radiators.



## Bedroom Four

Double glazed window to the rear and central heating radiator.



## Bathroom

Comprising free standing bath, low level w.c and wash basin. Separate shower room comprising walk in shower cubicle.



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## External

Externally to the rear a large South facing garden set to lawn and well stocked with borders and shrubs





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>	69	77
(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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