



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

Midhurst Avenue, South Shields, South Shields, Tyne and Wear, NE34 6JH

**£275,000** Offers Over

 x3  x2  x2

Tenure

**Freehold**

### Property features

- ✓ REFURBISHED AND IMPROVED
- ✓ THREE BEDROM SEMI DETACHED
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ ENCLOSED GARDENS AND
- ✓ EPC Rating D

Driveway & Garage parking

## 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

| THREE BEDROOM | EXTENDED AND IMPROVED | SEMI DETACHED HOUSE | OPEN PLAN KITCHEN/DINER | CLOAK ROOM | GARDENS AND GARAGE |

We are delighted to offer to the market this beautifully presented extended and improved three bedroom semi detached house on the sought after Midhurst Avenue, South Shields. Benefiting from gas central heating and double glazing the property has the added benefit of an open plan kitchen/diner as well as a ground floor cloak room/w.c., enclosed gardens to the rear and single garage with ample off street parking to the front.

With great amenities close by the property is well placed for local schools and is a short walk to the Sea front with award winning beaches and coastal walks making an ideal family home.

Comprising briefly :- Composite door to the entrance porch with door to the hallway. Doors leading to the lounge and kitchen/diner, stairs to the first floor landing. The cloak room/w.c. leads from the the open plan kitchen/diner while to the first floor landing lie bedroom one, bedroom two, bedroom three and family bathroom.

Externally an enclosed garden lies to the rear with artificial grass and paved patio area. To the front a gravelled driveway provides off street parking for up to three cars with a driveway leading to the single garage.

Early viewing is essential to avoid disappointment.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £275,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Year built: 1955

Construction materials: Brick and block

Roofing type: Asphalt shingles

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 leading to the lounge, kitchen/diner and stairs to the first floor landing.



## Lounge

Double glazed window to the front and central heating radiator. Double doors to the kitchen/diner.



## Kitchen/diner

Fitted with a range of wall and base units with composite work top, one and a half sink unit with mixer tap and back splash. Electric oven and microwave, ceramic hob with extractor hood. Integrated fridge/ freezer washing machine and dishwasher. Two double glazed windows to the side and sliding doors to the patio.



## Image



## Cloak room

Comprising low level w.c. and wash basin.



## 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.



## Bathroom

Comprising low level, panelled bath and vanity unit wash basin. Double glazed window to the rear and central heating radiator.

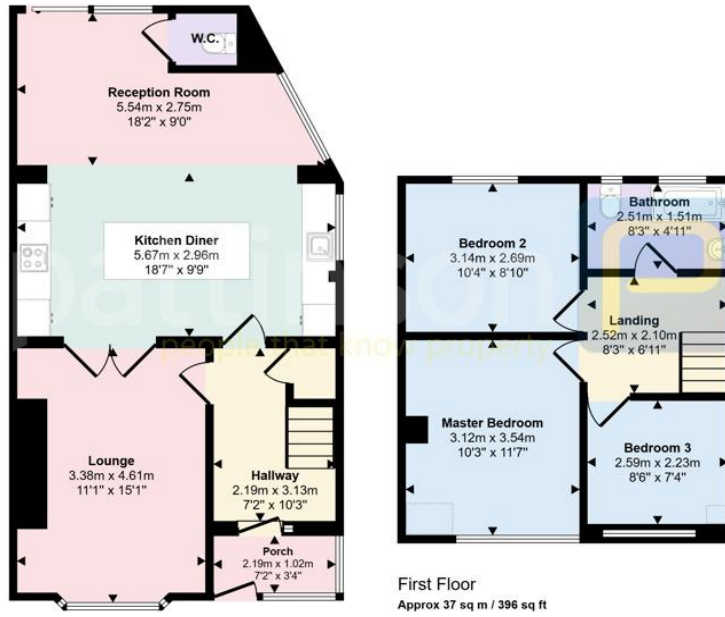


## External

To the rear an enclosed South facing garden with artificial grass and paved patio area. Ample off street parking is provided to the front with a driveway leading to the single garage.



Approx Gross Internal Area  
95 sq m / 1022 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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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