



## 2 bed terraced house to buy in

Tanfield Gardens, Marsden, South Shields,  
Tyne and Wear, NE34 7DX

# £125,000

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ TWO BEDROOM END TERRACED HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ NO UPPER CHAIN AND VACANT POSSESSION

## Key Information

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

## Description

| TWO BEDROOM | END TERRACE HOUSE | GAS CENTRAL HEATING | DOUBLE GLAZED | NO UPPER CHAIN |

We are delighted to offer to the market this well presented and maintained two bedroom end terraced house on the popular Tanfield Gardens, South Shields. Benefiting from gas central heating and double glazing, the property is well placed for amenities and great school, making a fantastic family home.

Comprising briefly :- Upvc door to the entrance hallway with door so the lounge and stairs to the first floor landing. the kitchen leads from the lounge and in turn to the utility room. To the first floor landing lie two double bedrooms and family bathroom.

Externally an enclosed garden lies to the rear with off street parking to the front.

Offered with no upper chain, early viewing is essential...

Council Tax Band: A

Tenure: Freehold

Price: £125,000

Property Type: Terraced House

Parking: Off Street

Year built: 1955

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

Upvc door to the entrance hallway with door to the lounge and stairs to the first floor landing.



## Lounge

Double glazed window to the rear central heating radiator. Door to the kitchen.



## 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 tiling. Electric oven and ceramic hob and plumbed for automatic washing machine. Door to the utility room.



## Utility room

Door to the front and built in storage.



## Bedroom One.

Double glazed windows to the front and rear and central heating radiator.



## Bedroom Two

Double glazed window to the rear and central heating radiator.



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## Bathroom

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



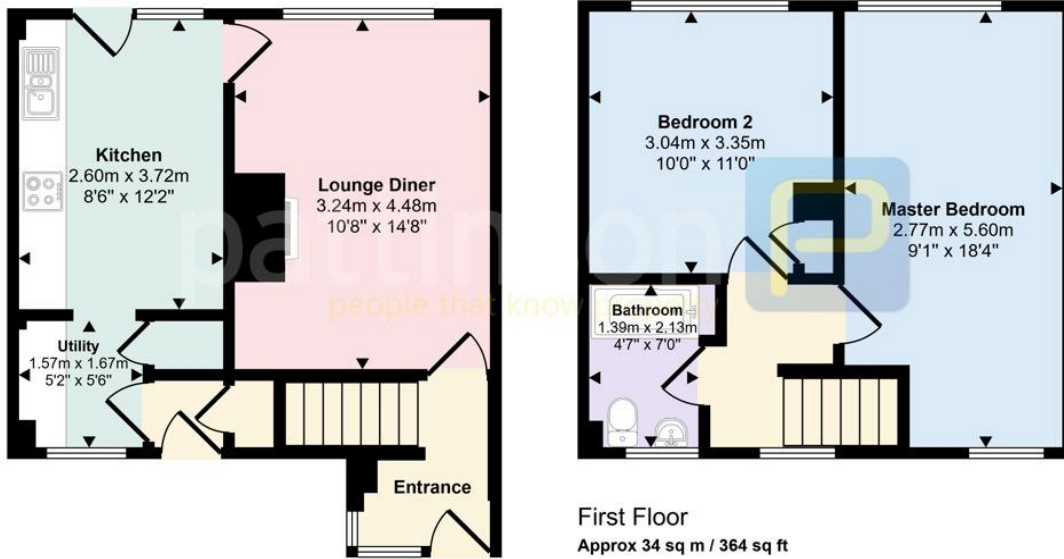
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## External

An enclosed garden lies to the rear with off street parking to the front.



Approx Gross Internal Area  
69 sq m / 743 sq ft



Ground Floor  
Approx 35 sq m / 378 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.

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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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