



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

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

# £140,000

 x3  x1  x2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ EXTENDED SEMI DETACHED
- ✓ POPULAR LOCATION AND
- ✓ FOR SALE WITH NO ONWARD
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Keith Wallace  
Senior Valuer  
South Shields

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

NO UPPER CHAIN | EXTENDED | DRIVEWAY | CLOAK ROOM | 360 TOUR AND FLOOR PLAN COMING SOON

We are delighted to offer to the market this extended, three bedroom semi detached house on the popular Heaton Gardens, Whiteleas. Benefiting from gas central heating and double glazing, the property has the added benefit of a dining room and cloak room extension to the side as well as a patterned concrete drive and enclosed rear garden.

Comprising briefly :- Composite door to the entrance hallway/dining room with a door to the cloak room, stairs to the first floor landing and door to the lounge. The kitchen/diner leads from the lounge while to the first floor landing lie bedroom one, bedroom two, bedroom three and family bathroom. Externally, a patterned concrete driveway provides parking to the front and an enclosed garden lies to the rear.

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

Council Tax Band: A

Tenure: Freehold

Price: Offer In The Region Of £140,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Entrance

Composite door to the entrance hallway with door to the cloak room and open to the dining room. Stairs to the first floor landing and door to the lounge.



## Dining Room

Double glazed French doors to the rear and central heating radiator.



## Lounge

Double glazed window to the front and central heating radiator.



## Kitchen/Diner

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 ceramic hob with extractor hood. Plumbed for automatic washing machine. Double glazed windows and French doors to the rear.



## Cloak Room

Comprising of low level W.C. and wash hand basin.



## Bedroom One

Double glazed window to the rear and central heating radiator.



## Bedroom Two

Double glazed window to the front and central heating radiator.



## Bedroom Three

Double glazed window to the front and central heating radiator.



## Bathroom

Comprising of low level W.C., panelled bath and pedestal wash hand basin. Double glazed window to the side and central heating radiator.

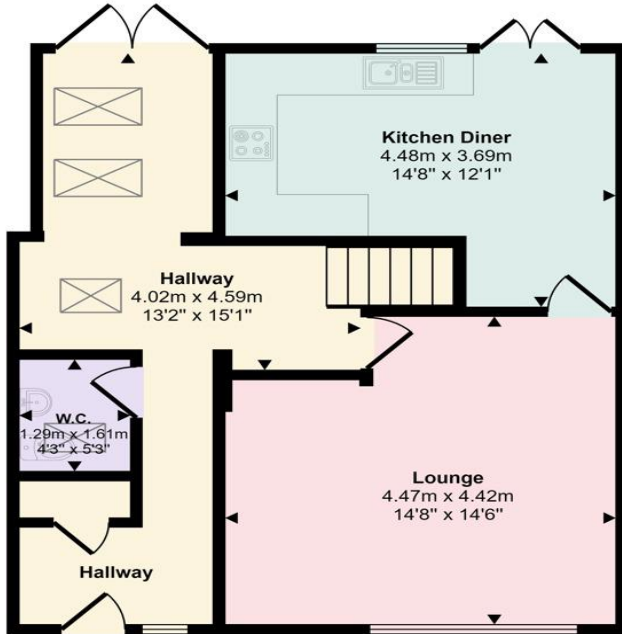


## External

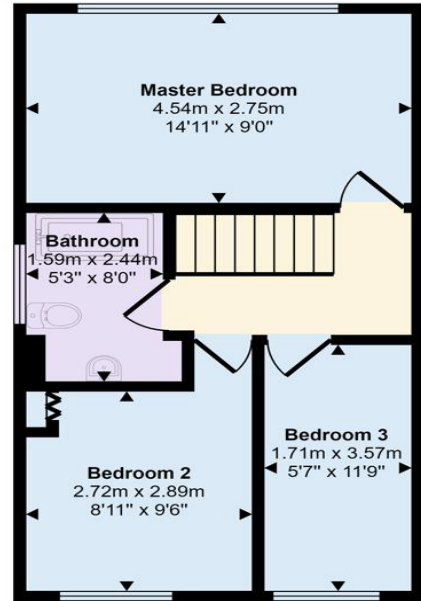
An enclosed garden lies to the rear with a patterned concrete driveway to the front providing off street parking.



Approx Gross Internal Area  
94 sq m / 1017 sq ft



Ground Floor  
Approx 56 sq m / 606 sq ft



First Floor  
Approx 38 sq m / 411 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>		84
(69-80) <b>C</b>	72	
(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:

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