



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

Laybourn Gardens, Simonside, South Shields, Tyne and Wear, NE34 9RH

# £95,000

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ TWO BEDROOM END TERRACE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GARDENS AND DRIVEWAY
- ✓ GREAT LOCATION AND AMENITIES
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Keith Wallace  
Senior Valuer  
South Shields

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

COMING SOON.....

We are delighted to offer to the market this two bedroom end terrace house on the popular Laybourn Gardens, South Shields. benefiting from gas central heating and double glazing the property has the added benefit of an enclosed rear garden and driveway to the front.

Comprising briefly :- Upvc door to the entrance hallway with doors to the lounge and kitchen/diner, stairs to the first floor landing. To the first floor doors lead to bedroom one which has been divided, bedroom two, shower room and separate w.c.

Externally an enclosed garden lies to the rear with gardens to the front as well as double gates leading to the driveway.

Offered for sale with no upper chain early viewing is essential..

ADDITIONAL PICTURE TO FOLLOW BOOK YOUR VIEWING TODAY...

Council Tax Band: A

Tenure: Freehold

Price: £95,000

Property Type: Semi-detached house

Parking: Off Street

Year built: 1950

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

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## **Lounge**

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

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## **Kitchen/ diner**

Fitted with a range of wall and base units with roll top work surfaces sink unit with mixer tap and splash back. Gas cooker point and plumbed for automatic washing machine. Double glazed window to front and rear and door to the garden.

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## **Bedroom One.**

Split in two with double glazed windows to the front and rear and two central heating radiators.

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## **Bedroom Two**

Double glazed window to the front and central heating radiator.

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## **Shower room**

Comprising shower cubicle and wash basin. single glazed window to the rear and central heating radiator, Separate w.c.

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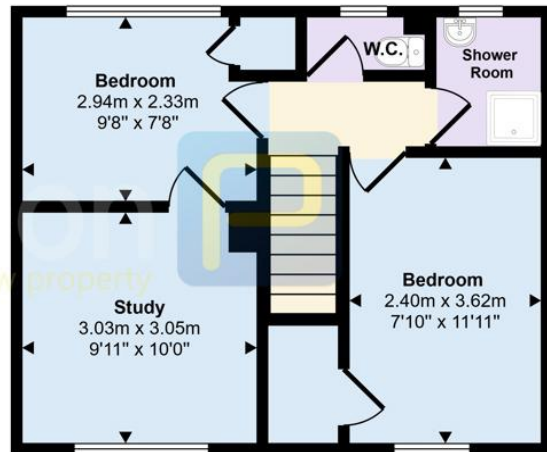
## **External**

An enclosed garden lies to the rear, set to lawn. To the front double gates provide access for off street parking.

Approx Gross Internal Area  
72 sq m / 780 sq ft



Ground Floor  
Approx 36 sq m / 392 sq ft



First Floor  
Approx 36 sq m / 389 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>		77
(55-68) <b>D</b>	63	
(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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