



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

Horsley Vale, Harton, South Shields, Tyne and Wear, NE34 6LB

# £165,000

 x3  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ THREE BEDROOM SEMI DETACHED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ DRIVEWAY AND SINGLE GARAGE
- ✓ 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  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

| THREE BEDROOM | SEMI DETACHED | GAS CENTRAL HEATING | DOUBLE GLAZED | DRIVEWAY AND GARAGE  
|

We are delighted to offer to the market this beautifully presented three bedroom semi detached house on the sought after Horsley Vale, South Shields. Benefiting from gas central heating and double glazing the property has the added benefit of a large kitchen/diner, downstairs cloak room and block paved driveway leading to a single garage. A great location with good bus link and schools as well as being a short walk to the Sea front.

Comprising briefly :- Composite door to the entrance hallway with doors to the lounge, kitchen/diner and cloak room, stairs to the first floor landing. To the first floor lie bedroom one, bedroom two, bedroom three and family bathroom.

Externally a block paved driveway to the rear leads to the single garage. Gardens lie to the side and front.

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

Council Tax Band: A

Tenure: Freehold

Price: £165,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Year built: 1969

Construction materials: Brick and block, Timber frame

Roofing type: Concrete roof 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

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 hallway with doors leading to the lounge, kitchen/diner and cloak room. Stairs to the first floor landing.



## Lounge

Double glazed window to the front, central heating radiator and feature fire surround with electric fire.



## Kitchen/diner

Fitted with a range of wall and base units with roll top work surfaces, one and a half bowl sink unit with mixer tap and splash back. Gas range style cooker with extractor hood. Integrated fridge and freezer and plumbed for automatic washing machine. Double glazed window to the rear and central heating radiator.



## Diner



## Cloak room

Comprising low level w.c. and wash basin.



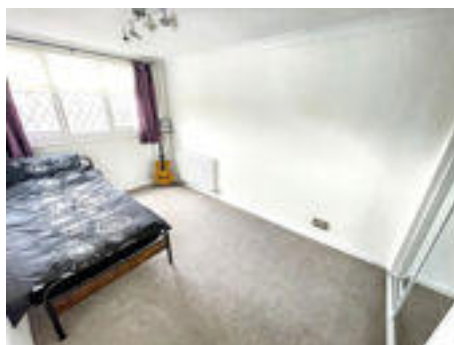
## Bedroom One.

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



## Bedroom Two

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



## Bedroom Three

Double glazed window to the front and central heating radiator.



## Bathroom

Comprising low level w.c., panelled bath with electric shower over and wash basin. Double glazed window and central heating radiator.



## External

A block paved driveway to the front leads to the single garage. Gardens also lie to the side and rear,.



Approx Gross Internal Area  
103 sq m / 1104 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>	68		
(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:

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