



### 3 bed detached house to buy in

Frost Mews, South Shields, South Shields,  
Tyne and Wear, NE33 4AL

# £260,000

 x 3  x 2  x 2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ EXTENDED AND IMPROVED
- ✓ THREE BEDROOM DETACHED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ LARGE PLOT WITH SEPARATE
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

| THREE BEDROOM | DETACHED HOUSE | GAS CENTRAL HEATING | DOUBLE GLAZED | GARDENS AND GARAGE |

We are delighted to offer to the market this beautifully presented three bedroom detached house on the popular Frost Mews, South Shields. Benefiting from gas central heating and double glazing the property has been extended to the rear and sits on a generous plot with gardens to the front and rear and single garage with driveway.

Comprising briefly :- Composite door to the entrance hallway with doors to the lounge, kitchen/diner and cloak room. Stairs to the first floor landing. The extended sunroom leads from the kitchen. To the first floor landing lie bedroom one with en-suite, bedroom two, bedroom three and family bathroom.

Externally an enclosed garden lies to the rear with decked patio area, well stocked borders and shrubs.

Gardens also lie to the front with a driveway to the side leading to the single garage.

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

Council Tax Band: C

Tenure: Freehold

Price: £260,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 2005

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

Composite door to the entrance hallway with doors to the lounge, cloak room and kitchen. Stair to the first floor landing.



## Lounge

Two double glazed windows to the front and two central heating radiators. Double doors leading to the kitchen.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, sink unit with mixer tap and splash back. Plumbed for automatic washing machine and dishwasher. Range style cooker with extractor hood. Open to the extended garden room.



## Garden Room

Double glazed window to the side and French doors to the rear.



## Cloak room

Comprising low level w.c and wash basin.



## Bedroom One.

Double glazed window to the side central heating radiator and fitted wardrobes. Door to the En-suite.



## En-suite

Comprising low level w.c., shower cubicle and wash basin.



## Bedroom Two

Double glazed window and central heating radiator.



## Bedroom Three

Double glazed window and central heating radiator.



## Bathroom

Comprising low level w.c., panelled bath and wash basin.



## External

An enclosed garden lies to the rear, set to lawn with well stocked borders and shrubs. Decked patio are and raised beds. To the front lie gardens with a driveway the side leading to the single garage.





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>	72	76
(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	

Frost Mews, South Shields, South Shields, Tyne and Wear, NE33 4AL

Contact your local branch today for more information on this property:

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