



3 bed semi-detached house to buy in NE34

Lynwood Way, Cleadon Vale, South Shields, Tyne and Wear, NE34 8DB

£195,000 Offers Over

 x3  x3  x1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ THREE BEDROOM SEMI DETACHED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ SINGLE GARAGE AND ENCLOSED GARDENS
- ✓ GREAT LOCATION AND AMENITIES

Key Information

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

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

0191 4540488
south.shields@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

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

We are delighted to offer to the market this beautifully presented three bedroom semi detached house on the popular Lynwood Way, South Shields. Benefiting from gas central heating and double glazing the property has the added benefit of an enclosed rear garden and single garage to the side. Close to The Nook shopping area with great transport links, schools and NHS health centre the property is ideal for a growing family.

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 with en-suite, bedroom two, bedroom three and family bathroom. Externally an enclosed garden lies to the rear with timber shed and decked patio area. Gardens lie to the front with driveway to the side leading to the single garage.

A great family home early viewing is essential...

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £195,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Year built: 2012

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 cloak room, kitchen/diner and lounge. Stairs to the first floor landing.



Lounge

Double glazed window to the front, French doors to the rear 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 gas hob with extractor and plumbed for automatic washing machine. Plumbing from dishwasher and built in fridge/freezer. Double glazed window to the rear and French doors to the patio. Central heating radiator.



Diner



Cloaks

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



Bedroom One.

Double glazed window to the rear and central heating radiator.



En-suite

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



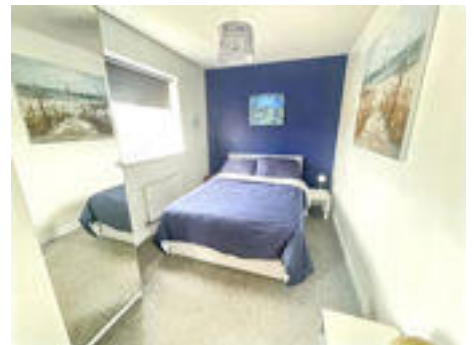
Bedroom Two

Double glazed window to the rear and central heating radiator.



Bedroom Three

Double glazed windows to the front and central heating radiator.



Bathroom

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



External

An enclosed garden lies to the rear with decked patio area and timber shed. Access to the garage. To the front a driveway leads to the single garage.



Approx Gross Internal Area
88 sq m / 944 sq ft



Ground Floor
Approx 42 sq m / 456 sq ft



First Floor
Approx 45 sq m / 487 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.

Lynwood Way, Cleadon Vale, South Shields, Tyne and Wear, NE34 8DB

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

**7 Charlotte Terrace, South Shields, Tyne and Wear, Tyne & Wear, NE33 4NU, Tel: 0191 4540488,
south.shields@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

