

**Auction**

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

Marsden Road, Harton, South Shields, Tyne and Wear, NE34 6DG

**£90,000** Starting Bid

 x3  x1  x2

Tenure

**Leasehold**

Driveway parking

### Property features

- ✓ RESERVATION FEE APPLIES
- ✓ THREE BEDROOM SEMI DETACHED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ 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

Keith Wallace  
Senior Valuer  
South Shields

0191 4540488  
south.shields@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

| RESERVATION FEE APPLIES | THREE BEDROOM | SEMI DETACHED | GREAT LOCATION AND AMENITIES |

We are delighted to offer to the market this three bedroom two reception room semi detached house on the popular Marsden road, South Shields. Close to Harton Academy, with bus routes and great amenities at Harton Village the property would make a great family home or buy to let investment

In need of some updating the property comprises briefly :- Upvc door to the entrance porch with door to the hallway. Door to the lounge and stairs to the first floor landing. A sliding door leads from the lounge to the dining room and on to the kitchen. To the first floor landing lie bedroom one, bedroom two, bedroom three, family bathroom and separate w.c.

Externally an enclosed garden lies to the rear with gardens to the front and double gated access to the block paved driveway.

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

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 908

Price: Starting Bid £90,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1935

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 porch with door to the hallway. Door to the lounge and stairs to the first floor landing.



## Lounge

Double glazed window to the front and central heating radiator. Feature fire surround with gas fire. Sliding doors to the dining room.



## Dining room

Central heating radiator and door to the kitchen.



## Kitchen

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., plumbed for automatic washing machine. Double glazed window to the rear and door to the garden.



## Bedroom One.

Double glazed window to the front and central heating radiator.



## Bedroom Two

Double glazed window to the rear and central heating radiator.



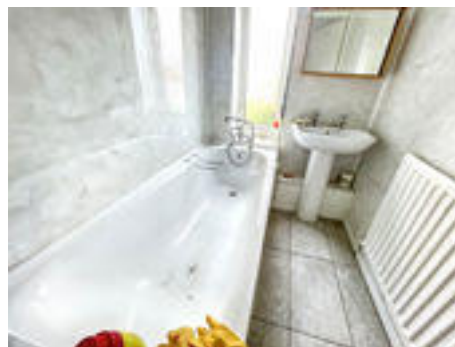
## Bedroom Three

Double glazed window to the front and central heating radiator.



## Bathroom

Comprising panelled bath and wash basin. Double glazed window to the rear and central heating radiator. Separate w.c.

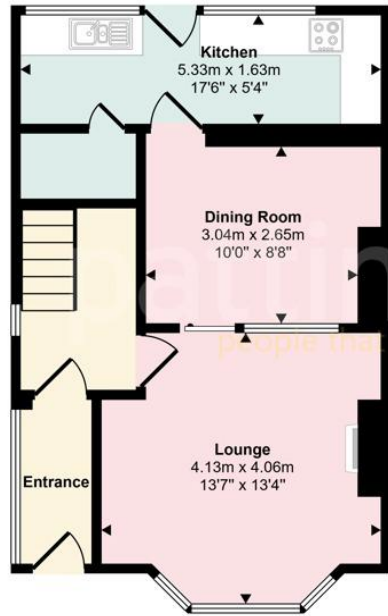


## External

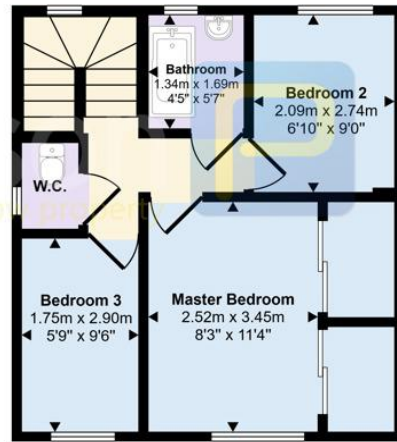
An enclosed garden lies to the rear with off street parking to the front.



Approx Gross Internal Area  
80 sq m / 862 sq ft



Ground Floor  
Approx 45 sq m / 487 sq ft



First Floor  
Approx 35 sq m / 376 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.

Marsden Road, Harton, South Shields, Tyne and Wear, NE34 6DG

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.

