



## 2 bed terraced house to buy in

Westcott Road, West Harton, South Shields, Tyne and Wear, NE34 0QY

# £139,995

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ TWO BEDROOM TERRACE HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ DOUBLE GLAZED CONSERVATORY
- ✓ ENCLOSED GARDENS AND
- ✓ 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

Emily Blenkinsop  
Sales Negotiator  
South Shields

0191 4540488  
south.shields@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale in the desirable location of West Harton, South Shields, is this well-presented two-bedroom extended terraced house which is walking distance to South Tyneside Hospital.

The property affords generous living spaces, providing any potential homeowner with all they might need from everyday practicality to home comfort. As you step through the front entrance, you are immediately welcomed by a welcoming reception area.

Benefiting from gas central heating and double glazing throughout, this property ensures a warm and cosy environment even in the coldest of winter months. The modern double-glazed conservatory presents an additional living space, perfect for relaxation or entertaining guests, while flooding the home with an abundance of natural light.

Upstairs, you will find two well-proportioned bedrooms, appointed with ample space for personalisation. Conveniently, the house comes with one four piece family-style bathroom, which has been maintained to a high standard.

Additional benefits for this property include a brand new fuse box fitted 4th July 2025. A floored loft which is currently used as a craft room which has power and lights (the combi boiler is also located in the loft). Also, the property has a burglar alarm for security. As well as an outside cold water tap.

The location of this property brings you close to local shops, amenities, and transport links, making daily necessities easily accessible as well as being walking distance to South Tyneside Hospital. This charming terraced house in the heart of West Harton is perfect for first-time buyers, families or even investors.

We recommend arranging a viewing as soon as possible to fully appreciate this lovely terraced house which balances local living, while being convenient and comfortable.

Council Tax Band: A

Tenure: Freehold

Price: £139,995

Property Type: Terraced House

Parking: Driveway

Year built: 1930

Construction materials: Brick and block

Roofing type: Slate 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

Upvc door to the entrance hallway with door to the lounge and stair to the first floor landing.



## Lounge

Double glazed window to the front and central heating radiator. Feature fire surround with modern electric fire. Door to the kitchen.



## Kitchen/ diner

Fitted with a range of wall and base units with roll top work surfaces with oak doors, one and a half bowl stainless steel sink unit with mixer tap and splash back tiling. Gas oven and hob with extractor hood, plumbed for automatic washing machine and dishwasher Double glazed window to the rear and door to the conservatory.



## Conservatory

Double glazed window to the rear with doors to the garden.



## Bedroom One.

Double glazed window to the front and central heating radiator. Built in over stair storage cupboard.



## Bedroom Two

Double glazed window to the rear and central heating radiator.



## Bathroom

Comprising low level w.c., pedestal wash basin and panelled corner bath. Walk in shower cubicle with electric shower. Double glazed window to the rear and central heating radiator.



## External

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



Approx Gross Internal Area  
69 sq m / 958 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>			
(55-68) <b>D</b>		53	70
(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	

Westcott Road, West Harton, South Shields, Tyne and Wear, NE34 0QY

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.

