



3 bed semi-detached house to buy in NE34

Cleaside Avenue, South Shields, South Shields, Tyne and Wear, NE34 8DQ

£350,000

 x3  x1  x1

Tenure
Freehold

Driveway & Garage parking

Property features

 EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ 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

| FOUR BEDROOM SEMI DETACHED HOUSE | GAS CENTRAL HEATING | REITTED KITCHEN | ENCLOSED GARDENS | GREAT LOCATION AND AMENITIES |

We are delighted to offer to the market this beautifully presented four bedroom three reception room semi detached house on the sought after Cleaside, South Shields. Benefiting from gas central heating and double glazing the property is well placed for amenities close by at "The Nook" as well as great bus links. Walks over Cleadon hills make an ideal property for families and dog walkers.

Comprising briefly :- Upvc door to the large entrance hallway with doors to the open plan lounge and dining room, bedroom three, family bathroom and kitchen. the gardens room leads from the kitchen To the first floor landing lie the master bedroom, bedroom two and study.

Externally the property stands on a generous plot with ample off street parking to the front and driveway leading the the large single garage. to the rear an enclosed garden set to lawn with well stocked borders and shrub as well as a timber shed for storage.

Early viewing is essential to avoid disappointment.

Council Tax Band: C

Tenure: Freehold

Price: £350,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Year built: 1936

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

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

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 doors to the open plan lounge and dining room, bedroom three, family bathroom and kitchen. Stairs to the first floor landing.

Lounge

Double glazed bay window to the front and central heating radiator. Feature brick built fire surround and electric fire. Open to the dining room.

Dining room

Double glazed window to the rear and central heating radiator.

Kitchen

Fitted with a range of wall and base units with granite work surfaces, one and a half bowl stainless steel sink unit with mixer tap and splash back tiling. Double electric over with microwave, ceramic hob with extractor hood. Double glazed windows to both sides and door to the garden room.

Garden Room

Double glazed window to the side and rear and central heating radiator. Door to the garden.

Family Bathroom

Comprising low level w.c., panelled bath with shower over and pedestal wash hand basin.

Bedroom Three

To the ground floor with double glazed window to the front, central heating radiator and fitted wardrobes.

Master Bedroom

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

Bedroom Two

Double glazed window to the rear and central heating radiator.

External

An enclosed garden lies to the rear set to lawn with well stocked borders and shrubs. To the front and block paved driveway provides off street parking and leads to the large single garage.

Approx Gross Internal Area
129 sq m / 1388 sq ft



Denotes head height below 1.5m

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
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	71
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Cleaside Avenue, South Shields, South Shields, Tyne and Wear, NE34 8DQ

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.

