



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

Prince Edward Road, Cleadon Park, South Shields, Tyne and Wear, NE34 7PJ

# £140,000

 x3  x1  x1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ THREE BEDROOM TERRACE HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ NO UPPER CHAIN AND VACANT POSSESSION
- ✓ 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

Keith Wallace  
Senior Valuer  
South Shields

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

| THREE BEDROOM | END TERRACE HOUSE | GAS CENTRAL HEATING | DOUBLE GLAZED | ENCLOSED GARDENS AND DRIVEWAY |

We are delighted to offer to the market this three bedroom terrace house on the popular Prince Edward Road, South Shields. Benefiting from gas central heating and double glazing the property is well placed for amenities and bus routes. An ideal family home with enclosed garden and driveway to the front.

Comprising :-Hardwood door to the entrance hallway with door to the lounge and stairs to the first floor landing. the kitchen/diner leads from the lounge while to the first floor landing lie bedroom one, bedroom two, bedroom three and family bathroom. externally an enclosed garden lies to the rear set to lawn with borders and shrubs. To the front and block paved driveway provides ample off street parking.

Offered with no upper chain early viewing is essential..

Council Tax Band: A

Tenure: Freehold

Price: £140,000

Property Type: Semi-detached house

Parking: Off Street

Year built: 1930

Construction materials: Brick and block

Roofing type: Asphalt shingles

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

Hardwood door to the entrance hallway with door to the lounge and stairs to the first floor landing.



## Lounge

Double glazed window to the front and central heating radiator. Door to the kitchen/diner.



## Kitchen/diner

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap. Electric oven and gas hob with extractor hood, plumbed for automatic washing machine. Double glazed window to the rear and central heating radiator. Door to the side.



## Bedroom One.

Double glazed window to the front and central heating radiator.



## Bedroom Two

Double glazed window to the rear central heating radiator.



## Bedroom Three

Double glazed window to the front and central heating radiator.



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## Bathroom

Comprising low level w.c., panelled bath and pedestal wash basin. Double glazed window to the rear and central heating.



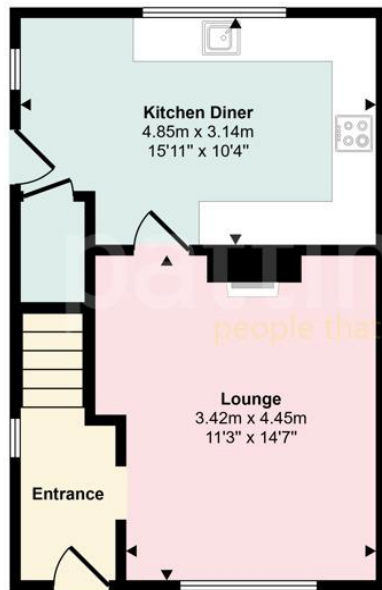
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## External

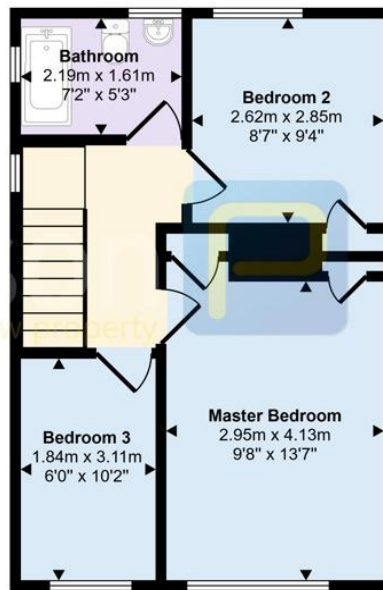
An enclosed garden lies to the rear set to lawn with borders and shrubs. A block paved driveway to the front provides off street parking.



Approx Gross Internal Area  
76 sq m / 823 sq ft



Ground Floor  
Approx 38 sq m / 406 sq ft



First Floor  
Approx 39 sq m / 416 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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	

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

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