



### 3 bed end of terrace house to buy in NE34

Simonside Hall, South Shields, Tyne and  
Wear, NE34 9DE

# £129,995

🏠 x3 🪑 x1 🚗 x1

Tenure  
**Freehold**

Off Street parking

### Property features

- ✓ THREE BEDROOM MID TERRACE
- ✓ BRIGHT & AIRY LOUNGE
- ✓ MODERN FITTED KITCHEN / DINER
- ✓ CONTEMPORARY FAMILY
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents warmly welcome this immaculately presented Three Bedroom End of terraced house, centrally located in the vibrant town of South Shields. This residence harmoniously expresses traditional terraced housing structures with a modern twist.

The ground floor of this splendid property boasts an inviting, bright and airy lounge. This spacious reception room makes for the perfect heart of the house, offering excellent potential for you to create a cosy space for both relaxation and entertainment.

The kitchen/diner is sure to impress, kitted out with a range of modern fittings and appliances. Finished to a high standard, this kitchen offers a delightful space for you to explore your culinary skills.

Spanning the upper floor, you'll find three generously sized bedrooms. Each room is comfortably spacious, offering great potential for personalisation to suit every member of the family. The property is also equipped with a well-appointed contemporary style bathroom.

This captivating End of Terraced house is not just a place to live, it's a perfect space to create a beautiful home. Situated in South Shields, you'll find a range of local amenities and transport options at your fingertips, ensuring convenience is never far away.

Viewings are highly recommended to fully appreciate the space and potential on offer. This is a fantastic opportunity to acquire a delightful property within a sought-after location, so get in touch with us at Pattinson Estate Agents at your earliest convenience.

Council Tax Band: A

Tenure: Freehold

Price: offers in region of £129,995

Property Type: End of terrace house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Private enclosed low maintenance garden, decked patio, external power source, double gates providing off street parking;



## Porch

Upvc part glazed door complemented by double glazed windows, door to;



## Entrance/Hallway

Part glazed door, stairs to first floor, laminate flooring, Upvc part glazed door to rear aspect;



## Ground Floor Cloak

W.c, wall mounted wash hand basin, vinyl flooring, double glazed window to front aspect;

## Lounge

Double glazed window to front aspect, gas central heating radiator, built in storage, french doors leading to rear garden;



## Lounge.



## Kitchen / Diner

A range of wall & base units with contrasting work surfaces, 1.5 stainless steel sink with mixer tap over, tiled splashbacks, Kenwood rangemaster with extractor over, plumbing for washing machine, space for fridge freezer, built in storage, gas central heating radiator, ceramic tiled flooring, combi boiler, double glazed window to front aspect;



## Kitchen / Diner.



## First Floor Landing

Double glazed window to front aspect, built in storage, loft access;



## Bedroom One

Double glazed window to rear aspect, gas central heating radiator;



## Bedroom Two

Double glazed window to rear aspect, gas central heating radiator;



## Bedroom Three

Double glazed window to rear aspect, gas central heating radiator;



## Family Bathroom

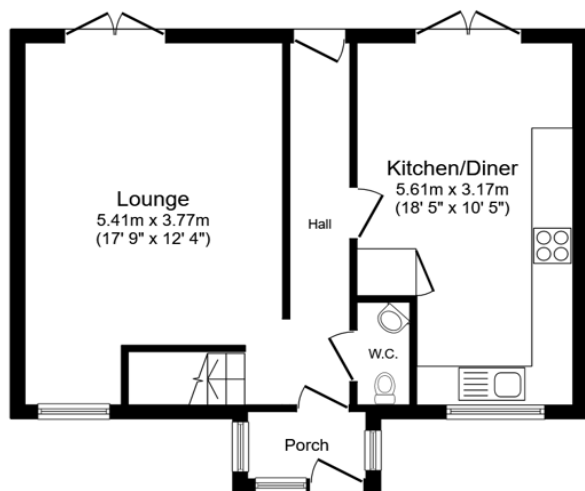
A suite comprising; Bath with mains shower over, vanity wash hand basin, w.c, wall mounted demist mirror, gas central heating chrome towel radiator, extractor, recess lighting, LVT flooring, double glazed window to front aspect;



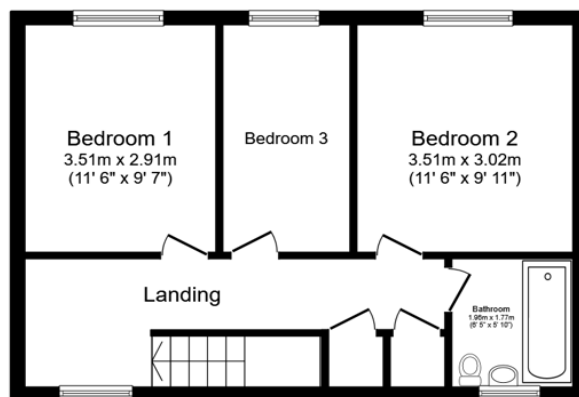
## External Rear.

Private enclosed wall garden set to lawn, decorative stone border to side aspect;





**Ground Floor**  
Floor area 46.9 sq.m. (505 sq.ft.)



**First Floor**  
Floor area 44.9 sq.m. (484 sq.ft.)

**Total floor area: 91.9 sq.m. (989 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(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	

Simonside Hall, South Shields, Tyne and Wear, NE34 9DE

Contact your local branch today for more information on this property:  
**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,**  
**admin@yellowbrickroadestateagents.co.uk, www.ybrea.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 firms employment has the authority to make or give any representation or warranty in respect of the property.

