



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

West Avenue, South Shields, South Shields, Tyne and Wear, NE34 6BH

**£350,000** Offers Over

 x3  x1  x2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ THREE BEDROOM TWO RECEPTION ROOM
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ENCLOSED GARDENS AND
- ✓ EARLY VIEWING IS ESSENTIAL..
- ✓ 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

## Description

| THREE BEDROOM | TWO RECEPTION ROOM | SEMI DETACHED HOUSE | ENCLOSED GARDENS | DRIVEWAY AND EV POINT |

We are delighted to offer to the market this beautifully presented three bedroom two reception room semi detached house on the sought after West Avenue, South Shields. Benefiting from gas central heating and double glazing the property has the added benefit of an enclosed garden to the rear, patio to the side and block paved driveways to the front.

Well placed for local amenities at "The Nook" as well as transport links an Harton Village the property is also in the catchment of great schools and would make a fantastic family home.

Comprising briefly :- Composite door to the entrance hallway with doors to the lounge and kitchen, stairs to the first floor landing. The dining room leads via double doors from the lounge while to the first floor landing lie bedroom one, bedroom two, bedroom three and family bathroom.

Externally a mature enclosed garden lies to the rear with a patio area to the side and a block paved driveway to the front providing ample off street parking and EV charging point.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £350,000

Property Type: Semi-detached house

Parking: Driveway, EV Charging

Year built: 1930

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

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

Composite door to the entrance hallway with doors to the lounge, kitchen and stairs to the first floor landing.



## Lounge

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



## Dining room

Double glazed French door to the patio and central heating radiator.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, one and a half bowl sink unit with mixer tap and splash back. Plumbed for automatic washing machine and dishwasher. Electric oven and gas hob with extractor hood. Double glazed window to the rear and door to the patio.



## Bedroom One.

Double glazed bay 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 low level w.c., panelled bath, wash basin and walk in shower cubicle. Double glazed window to the side and central heating radiator.



## External

An enclosed mature garden lies to the rear of the property set to lawn with well stocked borders and shrubs. Patio area to the side and driveway to the front.



Approx Gross Internal Area  
92 sq m / 986 sq ft



Ground Floor  
Approx 46 sq m / 493 sq ft

First Floor  
Approx 46 sq m / 492 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>		63	69
(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	

West Avenue, South Shields, South Shields, Tyne and Wear, NE34 6BH

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

