



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

Harton Lane, South Shields, Tyne and Wear, NE34 0PP

**£275,000** Offers Over

🏠 x3 🚗 x1 🚲 x2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ STUNNING EXTENDED SEMI-DETACHED
- ✓ MODERN OPEN PLAN KITCHEN/DINER/SNUG
- ✓ LARGE REAR GARDEN WITH ARTIFICIAL LAWN
- ✓ DOUBLE DRIVEWAY
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to market this immaculately presented, Three Bedroom Semi Detached family home located on Harton Lane, South Shields.

Situated in the much sought after residential area, this fabulous home is perfect for families, boasting three spacious bedrooms, a spacious and inviting reception room in addition to a stylish open plan family space, incorporating a kitchen/diner and further snug area overlooking the rear garden.

Upon entering, the warm and welcoming hallway leads onto the comfortable and relaxing lounge, with natural light streaming in from the large bay window. The modern kitchen/diner benefits from sleek modern kitchen fittings with some integrated appliances and an additional lounge area, all of which lends itself perfectly to entertaining and family gatherings, whilst providing access to the rear garden via French Doors, so you can enjoy sunny days and long summer evenings relaxing in the low maintenance private garden complete with a paved patio and separate artificial lawn area.

Upstairs, the three bedrooms are spacious, flooding the rooms with an abundance of natural light. Decorated to a neutral palette, each room offers a blank canvas to make it your own. The contemporary bathroom comes complete with new, high-quality fixtures and fittings and provides a relaxing sanctuary at the end of the day.

This semi-detached house is wonderfully situated, offering easy access to local amenities such as shops, schools and public transport links, making it extremely convenient for daily living.

Overall, this impressive home will make a distinctive impression upon the local property market, appealing to first time buyers and families. Please get in touch to arrange a viewing or for more information.

Call Pattinson South Shields on 0191 4540488 or email [south.shields@pattinson.co.uk](mailto:south.shields@pattinson.co.uk)

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £275,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## External Front

Block paved double driveway leading to entrance, gated access to rear garden;



## Entrance/Hallway

4.61m x 1.69m (15'1" x 5'6")

Composite door leading to entrance, gas central heating radiator, LVT flooring, staircase leading to first floor;



## Lounge

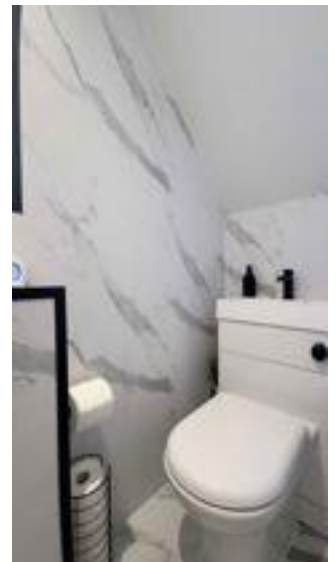
4.09m x 3.99m (13'5" x 13'1")

Double glazed bay window to front aspect, vertical gas central heating radiators, recess mood lighting;



## Cloak

W/C with combination wash hand basin, recess lighting, LVT flooring, double glazed window to side aspect;



## Open Plan Kitchen/Diner/Snug

6.51m x 5.60m (21'4" x 18'4")

A range of black gloss wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, gas rangemaster with extractor over, space for American fridge freezer, integrated dishwasher, plumbing for washing machine, tiled splashbacks, recess lighting, LVT flooring, skylight windows, double glazed window to rear aspect, gas central heating radiator, French doors leading to garden;



## Open Plan Kitchen/Diner/Snug (Additional)



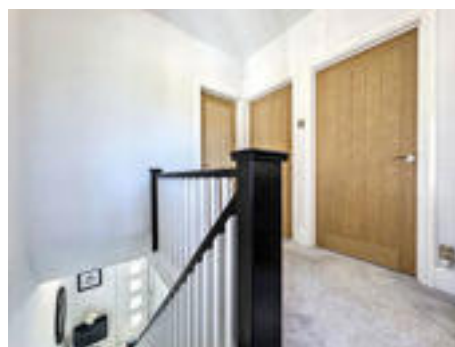
## Open Plan Kitchen/Diner/Snug (Additional)



## First Floor Landing

2.50m x 2.21m (8'2" x 7'3")

Double glazed window to side aspect, loft access;



## Bedroom One

3.29m x 3.53m (10'9" x 11'6")

Triple glazed window to front aspect, gas central heating radiator;



## Bedroom Two

3.29m x 3.49m (10'9" x 11'5")

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



## Bedroom Three

2.18m x 2.21m (7'1" x 7'3")

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



## Bathroom

2.14m x 1.65m (7'0" x 5'4")

A white suite consisting of bath with mains waterfall shower over, W/C with combination wash hand basin, recess lighting, gas central heating towel radiator, electronic light up mirror, tiled flooring, double glazed window to rear aspect;



## Bathroom (Additional)



## Garden

Private enclosed garden with paved patio area, artificial lawn, brick built pizza oven, external storage, gated access to rear aspect;



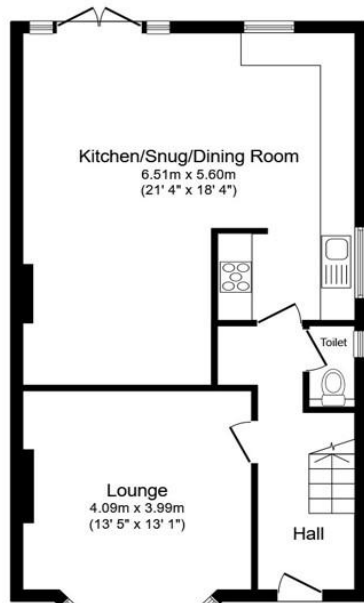
## Garden (Additional)



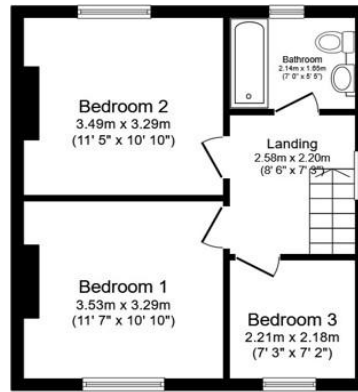
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## Garden (Additional)





**Ground Floor**  
Floor area 60.8 sq.m. (655 sq.ft.)



**First Floor**  
Floor area 38.7 sq.m. (416 sq.ft.)

**Total floor area: 99.5 sq.m. (1,071 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>	71	
(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

Harton Lane, South Shields, Tyne and Wear, NE34 0PP

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211, admin@yellowbrickroadstateagents.co.uk, www.ybrea.co.uk**

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