



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

Orchid Gardens, Cleadon Vale, South Shields, Tyne and Wear, NE34 8ES

# £200,000

🏠 x3 🚗 x1 🚗 x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ THREE BEDROOM TERRACE HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ENCLKOSED GARDENS AND ALLOCATED PARKING
- ✓ GREAT LOCATION AND AMENITIES
- ✓ 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

| THREE BEDROOM | END TERRACED HOUSE | GAS CENTRAL HEATING | EN-SUITE BEDROOM | BEAUTIFULLY PRESENTED |

We are delighted to offer to the market this beautifully presented three bedroom end terrace house on the popular Orchid Gardens, Cleadon Vale. Benefiting from gas central heating and double glazing the property is well placed for local Amenities an "The Nook" as well as good schools and transport links.

Comprising briefly :- Composite door to the entrance hallway with doors leading to the lounge, kitchen/diner and cloak room, stairs to the first floor landing. To the first floor lie bedroom one with en-suite bathroom, bedroom two, bedroom three and family bathroom.

Externally South facing garden with decked patio area and allocated parking bay.

Early viewing is essential to avoid missing out....

Council Tax Band: C

Tenure: Freehold

Price: £200,000

Property Type: Semi-detached house

Parking: Allocated

Year built: 2010

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

Air conditioning: No

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/diner and cloak room, Stairs to the first floor landing.



## Lounge

Double glazed French door to the rear, central heating radiator and double glazed window to the front.



## Kitchen/ diner

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



## Cloak room

Comprising low level w.c., and wash basin. Double glazed window to the front and central heating radiator.



## Bedroom One.

Double glazed window to the rear and central heating radiator. Door to the en-suite.



## En-suite

Comprising walk in shower, wash basin and low level w.c.



## Bedroom Two

Double glazed window to the rear and central heating radiator.



## Bedroom Three

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



## Family Bathroom

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

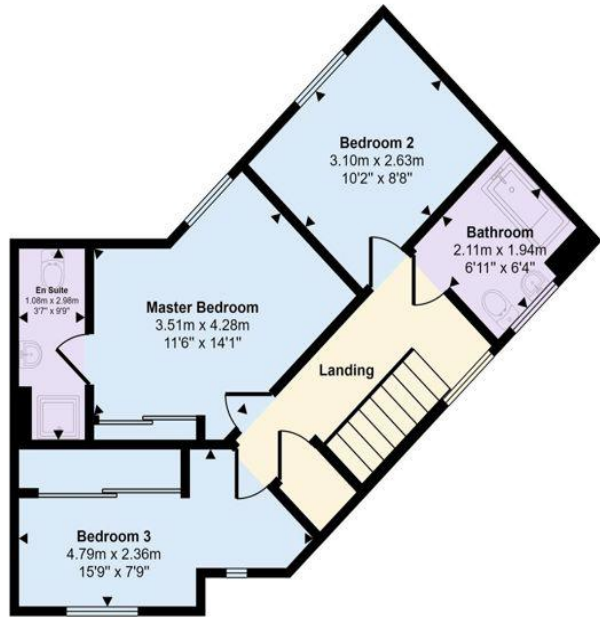


## External

An enclosed garden lies to the rear with decked patio area. An allocated bay provided off street parking.



Approx Gross Internal Area  
90 sq m / 970 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>			90
(69-80) <b>C</b>		79	
(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	

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

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113,  
enquiries@jacksongreenpreston.co.uk, <https://www.jacksongreenpreston.co.uk/>**

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