



To buy

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

Brockley Avenue, West Harton, South Shields, Tyne and Wear, NE34 0TT

# £185,000

🏠 x3 🚗 x1 🚗 x2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ EXTENDED AND IMPROVED SEMI DETACHED
- ✓ THREE BEDROOM TWO RECEPTION ROOM
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ENCLOSED GARDENS AND
- ✓ EPC Rating C

## Key Information

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

## Description

A fantastic opportunity presents itself with this extended and improved semi-detached property located in the sought-after Brockley Avenue, South Shields. The house, featuring three generously sized bedrooms, offers a perfect blend of comfortable family living and aesthetic appeal.

The property's layout showcases two sophisticated reception rooms, heartily inviting, exuding warmth and coziness, which set the stage for entertaining guests or simply relaxing. The rooms are fitted with gas central heating, ensuring a constant, efficient supply of warmth throughout the harsh winter months.

Double glazed windows are installed throughout the property, enhancing energy efficiency while reducing outside noise for a peaceful living environment. A single, well-appointed bathroom services the house, designed with modern finishes and practical layout.

One glancing look at this property will present you with an elegant exterior that is complimented by a well-maintained surrounding, reflective of the care and attention dedicated to the property.

Don't miss your chance to acquire this inviting semi-detached residence. Be it a family residence or an investment opportunity, this property is primed for residential sale and eagerly awaits its new occupants' arrival. Please contact us at Pattinson Estate Agents to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £185,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1950

Construction materials: Brick and block

Roofing type: Concrete roof 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 porch with door to the open plan kitchen/diner.



## 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. Electric oven and ceramic hob with extractor hood, plumbed for automatic washing machine. Double glazed window to the rear central heating radiator. Double glazed French doors to the patio area and door to the lounge. Sliding door to the dining room, currently used as a fourth bedroom.



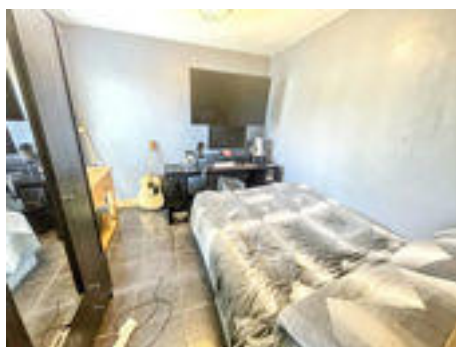
## Lounge

Two double glazed windows to the front and central heating radiator. Feature electric fire and stairs to the first floor landing.



## Dining room

(Currently used as a fourth bedroom). Double glazed window to the rear and central heating radiator.



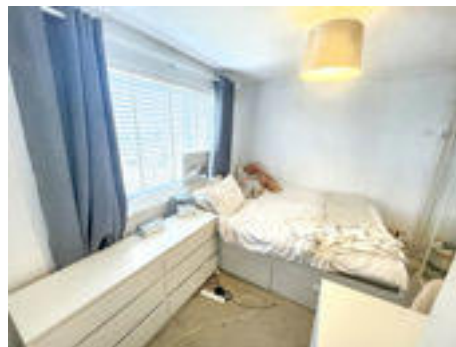
## Bedroom One.

Two double glazed windows 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 rear and central heating radiator.



## Bathroom

Comprising panelled bath with mains operated shower over, wash basin and low level w.c., Double glazed window and central heating radiator.

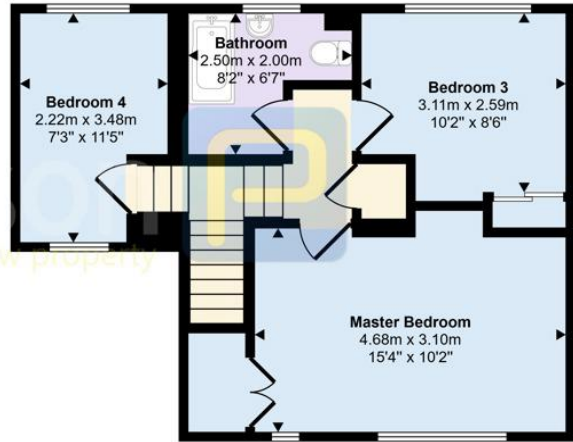
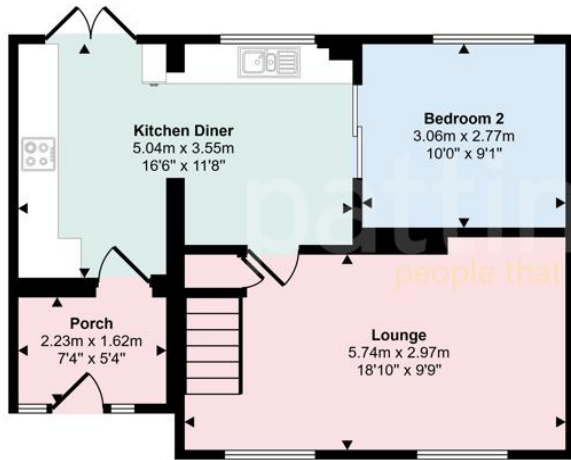


## External

An enclosed garden lies to the rear with paved patio and timber shed. to the front a double driveway provides ample off street parking.



Approx Gross Internal Area  
94 sq m / 1010 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>		
(69-80) <b>C</b>	79	81
(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:

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