



To buy

### 3 bed semi-detached house to buy in NE33

Dartford Road, South Shields, South Shields, Tyne and Wear, NE33 3NL

**£340,000** Offers Over

🏠 x3 🪑 x1 🚗 x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ THREE BEDROOM SEMI DETACHED
- ✓ REFURBISHED AND IMPROVED
- ✓ SOUGHT AFTER LOCATION
- ✓ CLOSE TO THE SEA FRONT 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 | SEMI DETACHED HOUSE | OPEN PLAN KITCHEN/DINER | SOUGHT AFTER COASTAL LOCATION |

We are delighted to offer to the market this stunning three bedroom semi detached house on the sought after Dartford road, South Shields. Refurbished and improved the property boast an open plan kitchen/diner with French doors to the patio area. A lounge with log burning stove and three good sized bedrooms.

Comprising briefly :- Upvc door to the entrance porch with door to the hallway. Door to the lounge and stairs to the first floor landing. The open plan kitchen diner leads from the lounge and on to the utility room. To the first floor landing lie bedroom one, bedroom two, bedroom three and family bathroom.

Externally an enclosed garden lies to the rear with artificial grass, borders and patio area. To the front gardens and driveway leading to the single garage.

Early viewing is essential to avoid disappointment..

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £340,000

Property Type: Semi-detached house

Parking: Driveway & Garage

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

Air conditioning: No

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

Mobile signal coverage: Good

## Entrance

Upvc door to the entrance porch with door to the hallway. Door to the lounge and stairs to the first floor landing.



## Lounge

Double glazed bay window t the front and central heating radiator. Log burning stove and open to the kitchen/diner.



## Kitchen/diner

Fitted with a range of wall and base units with roll top work surfaces, one and a half bowl sink unit with hot water mixer tap and splash back tiling. Electric oven, microwave and ceramic hob with extractor hood. Built in wine fridge and dishwasher. Double glazed window to the rear and door to the utility room.



## Diner



## Utility room

Plumbed for automatic washing machine, door to the garage and door to the garden.



## Bedroom One.

Double glazed 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 walk in shower, wash basin and low level w.c., Double glazed window to the rear and central heating radiator.



## External

An enclosed garden lies to the rear with artificial grass and patio area. To the front an lawned garden with driveway leading to the single garage.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(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	

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

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

**<https://www.alignsurveyors.co.uk/>**

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