



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

King George Road, Harton, South Shields, Tyne and Wear, NE34 0DT

# £395,000

🏠 x3 🚗 x1 🚗 x3

Tenure

**Leasehold**

Driveway parking

### Property features

- ✓ BEAUTIFULLY PRESENTED SEMI DETACHED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ LARGE ENCLOSED GARDENS AND DRIVEWAY
- ✓ SOUGHT AFTER LOCATION

## Key Information

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

## Description

| RARE TO THE MARKET | BEAUTIFULLY PRESENTED AND MAINTANED | THREE BEDROOM SEMI DETACHED | LARGE ENCLOSED GARDENS | EXTENDED KITCHEN/DINER | NO ONWARD CHAIN |

We are delighted to offer to the market this beautifully presented three bedroom three reception room semi detached house on the sought after King George Road, South Shields. Benefiting from gas central heating and double glazing the property is well placed for good amenities including transport links and school making and ideal family home.

Comprising briefly :- Upvc door to the entrance porch with glazed door to the hallway. Doors leading to the lounge and dining room, open plan to the rear lounge. Stairs to the first floor landing. The large kitchen/diner leads from the dining room while to the first floor landing lie bedroom one, bedroom two, bedroom three and refitted family bathroom.

Externally a large enclosed garden lies to the rear with paved patio area, well stocked borders and shrubs and lawns. Access to the side and with a large block paved driveway the front.

Ready to move into early viewing is essential to avoid disappointment.

Council Tax Band: C

Tenure: Leasehold

Price: £395,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1920

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 glazed door to the hallway. Doors to the lounge and dining room. Stairs to the first floor landing.



## Lounge

Double glazed bay window to the front and central heating radiator. Electric stove style fire.



## Rear lounge

Double glazed French doors to the patio and central heating radiator. Marble fire surround with electric fire. Door to the kitchen/diner.



## Dining room

Double glazed window to the side and door to the kitchen/diner.



## Kitchen/diner

Fitted with a full range of wall and base units with roll top work surfaces, one and a half bowl sink unit with mixer tap and splash back tiling. Double electric oven and ceramic hob and extractor hood. Plumbed for automatic washing machine and dishwasher. built in wine fridge and microwave. Double glazed window to the rear and door to the side 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 low level w.c, wash basin and free standing bath. Walk in shower cubicle with mains operated shower. Double glazed window to the rear and central heating radiator.



## External

An enclosed garden lies to the rear, ideal for entertaining with separate lawned areas, well stocked border and shrubs with a large paved patio. Gardens to the side with a large driveway to the front proving off street parking.





King George Road, Harton, South Shields, Tyne and Wear, NE34 0DT

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/>**

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.



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