



### 3 bed terraced house to buy in

Clifton Terrace, West Park, South Shields,  
Tyne and Wear, NE33 4LD

# £170,000

🛏 x3 🚿 x1 🚿 x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ THREE BEDROM END TERRACE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ FOR SALE WITH NO ONWARD
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

| THREE BEDROOM | END TERRACE HOUSE | GAS CENTRAL HEATING | DOUBLE GLAZED | 360 DEGREE TOUR  
| RECENTLY REFURBISHED

We are delighted to offer to the market this well presented three bedroom end terrace house on the popular Clifton Terrace, South Shields. Benefiting from gas central heating and double glazing, the property is well placed for great amenities and schools and would make a fantastic family home.

Refurbished and improved, the property Comprises briefly :- Upvc door to the entrance lobby and on to the hallway. Doors to the lounge and kitchen. The bathroom leads from the kitchen while to the first floor landing lie bedroom one, bedroom two and bedroom three. Externally private yard lies to the rear.

Offered for sale with no upper chain early viewing is essential..

Council Tax Band: B

Tenure: Freehold

Price: £170,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance

Upvc door to the entrance lobby with door to the hallway. Doors to the lounge and kitchen.



## Lounge

Double glazed bay window to the front and central heating radiator.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, circular stainless steel sink unit with mixer tap and splash back tiling. Electric oven and gas hob, plumbed for automatic washing machine. Double glazed window to the rear and door to the yard. Door to the bathroom.



## Bathroom

Comprising low level w.c. panelled bath and wash basin. Double glazed window and central heating radiator.



## Bedroom One.

Double glazed bay window to the front, fitted wardrobes 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.



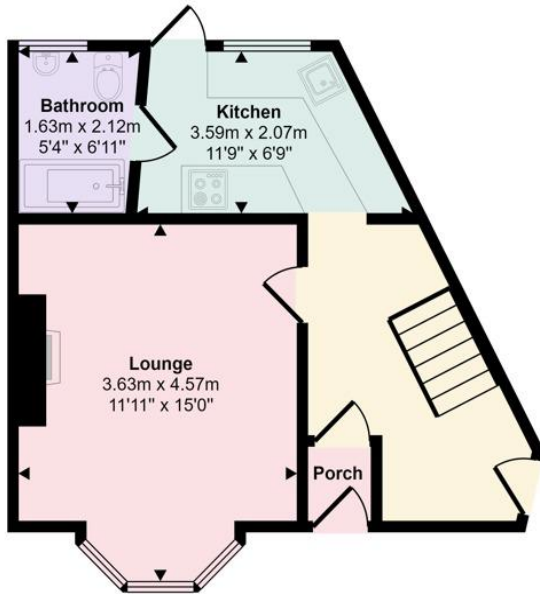
---

## External

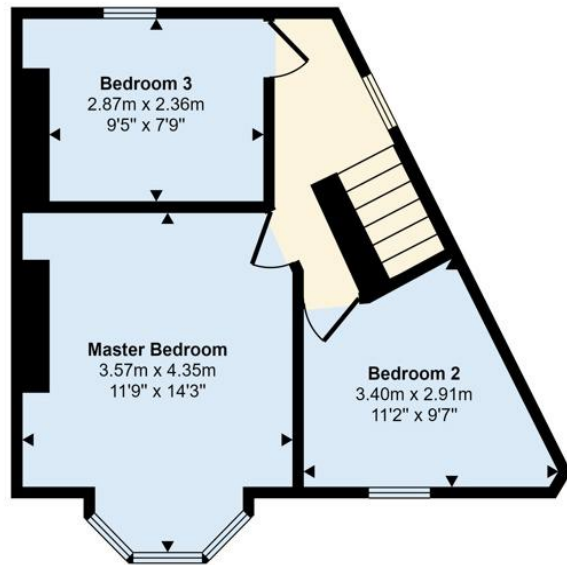
An enclosed yard lies to the rear.



Approx Gross Internal Area  
70 sq m / 758 sq ft



Ground Floor  
Approx 35 sq m / 376 sq ft



First Floor  
Approx 35 sq m / 382 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>			75
(55-68) <b>D</b>		57	
(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	

Clifton Terrace, West Park, South Shields, Tyne and Wear, NE33 4LD

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

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.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.

