



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

Hayton Avenue, Harton, South Shields, Tyne and Wear, NE34 6PP

# £95,000

🏠 x3 🚗 x1 🚰 x1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ THREE BEDROM SEMI DETACHED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ NO UPPER CHAIN AND VACANT POSSESSION
- ✓ EPC Rating C

## Key Information

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

## Description

| THREE BEDROOM | SEMI DETACHED HOUSE | GAS CENTRAL HEATING | DOUBLE GLAZED | GARDENS AND DRIVEWAY |

We are delighted to offer to the market this three bedroom semi detached house on the popular Hayton Avenue, South Shields. A great location for a growing family, close to the schools and with good transport links and a short walk to "The Nook" with amenities and shopping.

Benefiting from gas central heating and double glazing the property comprises briefly :- Upvc door to the entrance hallway with door the lounge, kitchen and bathroom, stairs to the first floor landing. To the first floor lie bedroom one, bedroom two, bedroom three and shower room.

Externally an enclosed garden lies to the rear with off street parking to the front.

Council Tax Band: A

Tenure: Freehold

Price: £95,000

Property Type: Semi-detached house

Parking: Off Street

Year built: 1930

Roofing type: Slate tiles

Risk of floods and or erosion: 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

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Entrance

Upvc door to the entrance hallway with doors to the lounge, kitchen and bathroom. Stairs to the first floor landing.



## Lounge

Double glazed window to the front and central heating radiator.



## Kitchen

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



## Bathroom

Comprising panelled bath and wash basin. Separate w.c.



## 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.



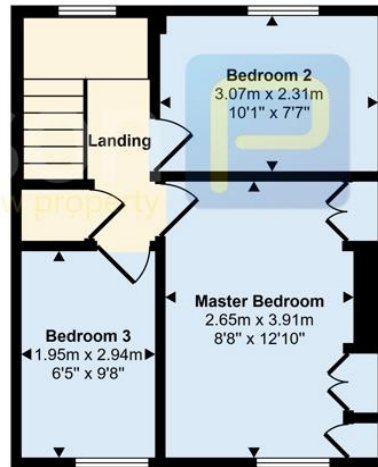
---

## External

An enclosed garden lies to the rear with off street parking to the front.



Approx Gross Internal Area  
67 sq m / 724 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>			
(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	

Hayton Avenue, Harton, South Shields, Tyne and Wear, NE34 6PP

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.

