



To buy

## 2 bed semi-detached bungalow to buy in NE34

West Avenue, Harton, South Shields, Tyne and Wear, NE34 6QX

# £380,000

🛏 x 2 🪑 x 2 🚿 x 2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ EXTENDED AND IMPROVED
- ✓ SEMI DETACHED BUNGALOW
- ✓ GREAT LOCATION AND AMENITIES
- ✓ EARLY VIEWING IS ESSENTIAL..
- ✓ 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

We are delighted to offer to the market this STUNNING, extended and substantially improved semi-detached bungalow, nestled in the heart of Harton, South Shields. Benefiting from an exquisite locale, this residence enjoys proximity to some of the finest amenities the area has to offer, bestowing upon its occupants a convenient lifestyle wrapped in comfort.

This residence wastes no time impressing with its two cosy and well-proportioned bedrooms, one with en-suite, both designed with a keen eye for comfort and aesthetics. There is also an open plan kitchen and separate utility providing ample space for hosting guests or unwinding in solitude.

The bungalow has undergone thoughtful improvements and extensions, now offering a floor plan which highlights functionality and visual appeal. Whether it's the copious use of natural light in every room, or the seamless blend of contemporary and traditional design features, this bungalow effortlessly impresses at every turn.

Its prime location in South Shields adds even further to its appeal. You'll find yourself just moments away from a range of local amenities, and the tranquillity of Harton brings a peaceful energy to your doorstep. With the blend of charm, functionality and location, this property provides an exceptional opportunity for prospective home owners.

To truly appreciate what this magnificent space has to offer, viewing is highly recommended. Contact Pattinson Estate Agents today to arrange a viewing of this splendid semi-detached bungalow in Harton, South Shields.

Council Tax Band: C

Tenure: Freehold

Price: £380,000

Property Type: Semi-detached Bungalow

Parking: On Street

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

Composite door to the entrance hallway with doors to the open plan lounge and dining area, bedroom one, bedroom two and bathroom.



## Lounge/ Dining room

Double glazed French doors to the rear and central heating radiator. Feature log burning stove and partial underfloor heating. Open to the kitchen.



## Kitchen

Beautifully presented kitchen fitted with a range of wall and base units and granite work surfaces. Sink unit with mixer tap and back splash. Integrated fridge/ freezer, and dishwasher. Electric oven with microwave, ceramic hob and extractor hood. Bi-folding doors to the side and rear leading to the rear garden and patio. Door to the utility room.



## Utility room

Plumbed for automatic washing machine. Door to the side.



## Bedroom One.

Double glazed bay window to the front, central heating radiator and fitted bedroom suite. Door to the en-suite.



## En-suite

Comprising low level w.c., wash basin and shower cubicle.



## Bedroom Two

Double glazed window to the front and central heating radiator.



## Bathroom

Comprising low level w.c. , panelled bath and vanity sink unit. Double glazed window to the side and central heating radiator.



## External

An enclosed garden lies to the rear, set to lawn with well stocked borders and patio area. Gardens also lie to the front.





Floorplan

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>		82
(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:

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

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