



Auction

### 3 bed end of terrace house to buy in NE33

Wharton Street, Westoe, South Shields, Tyne and Wear, NE33 3JX

**£130,000** Starting Bid

🏠 x3 🚗 x1 🚰 x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ REFURBISHED AND IMPROVED
- ✓ THREE BEDROOM TERRACE HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ EPC Rating C

## Key Information

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

## Description

Proudly introducing this remarkably refurbished and improved three-bedroom end of terrace house in the highly sought-after area of Westoe, South Shields. This stunning property benefits from a smart use of space, offering comfortable living and inviting interiors.

This impressive residence comprises of three well-proportioned bedrooms, offering ample space for relaxation and rejuvenation. The substantial receptions serve as the key living areas, providing an excellent position for both relaxation and socialising.

The property also boasts a modern bathroom which has been finished to a high standard. The addition of gas central heating and double-glazed windows throughout ensures the home stays warm and energy-efficient, especially during the cooler months.

The refurbishment has been carried out meticulously with a stylish touch to suit modern living. All rooms have been designed and maintained to a high standard and boast elegant interiors.

This residential sale offers an excellent opportunity for families looking for their forever home, or investors seeking a desirable addition to their portfolio. The location, in the charming neighbourhood of Westoe, South Shields, offers convenient access to local amenities, excellent schools, and public transport links.

In conclusion, this end-terrace house stands proudly as an outstanding example of modern living within a traditional property. Elegance, comfort, and convenience merge seamlessly here, making this a highly desirable home. So, waste no time and contact us at Pattinson Estate Agents for an exclusive tour of this unique property.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £130,000

Property Type: End of terrace house

Parking: On Street

Year built: 1895

Construction materials: Brick and block

Roofing type: Slate 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 leading to the lounge and dining room, stairs to the first floor landing.

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## **Lounge**

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

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## **Dining room**

Double glazed window to the side and central heating radiator.

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## **Kitchen**

Fitted with a range of wall and base units with roll top work surfaces, One and a half bowl stainless steel sink unit with mixer tap and splash back tiling. Electric oven and gas hob with extractor hood. Plumbed for automatic washing machine. Double glazed window to the rear and central heating radiator.

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## **Bathroom**

Comprising low level w.c., wash basin and shower cubicle. Double glazed window to the side and central heating radiator.

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## **Bedroom One.**

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

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## **Bedroom Two**

Double glazed window to the side and central heating radiator.

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## **Bedroom Three**

Double glazed window to the front and central heating radiator.

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## **External**

An enclosed yard lies to the rear.

Approx Gross Internal Area  
102 sq m / 1101 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		69	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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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