



To buy

### 3 bed terraced house to buy in

Girtin Road, Whiteleas, South Shields,  
Tyne and Wear, NE34 8JB

# £125,000

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ THREE BEDROOM END TERRACE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ENCLOSED GARDENS AND
- ✓ 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 | END TERRACED HOUSE | GAS CENTRAL HEATING | DOUBLE GLAZED | ENCLOSED GARDENS AND DRIVEWAY |

We are delighted to offer to the market this well presented three bedroom end terraced house on the popular Girtin Road, Whiteleas. Benefiting from gas central heating and double glazing the property has the added benefit of an enclosed rear garden and driveway to the front.

Comprising briefly :- Upvc door to the entrance porch with door to the hallway. Doors leading tot he lounge and kitchen/diner, stairs to the first floor landing. To the first floor lie bedrom one, bedroom two, bedroom three and family bathroom with separate w.c.

Externally and enclosed garden lies to the rear partially laid to lawn with timber shed. Off street parking to the front with double gated access.

Early viewing is essential to avoid missing out..

Council Tax Band: A

Tenure: Freehold

Price: £125,000

Property Type: Terraced House

Parking: Off Street

Year built: 1955

Construction materials: Brick and block

Roofing type: Concrete roof 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

Mobile signal coverage: Good

## Entrance

Upvc door to the entrance porch with door to the hallway. Doors to the lounge and kitchen/diner, stairs to the first floor landing.



## Lounge

Double glazed window to the front and rear and two central heating radiators. Feature fire surround with electric fire.



## Kitchen/diner

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



## Bedroom One.

Double glazed window to the front and central heating radiator.



## Bedroom Two

Double glazed window to the front and central heating radiator.



## Bedroom Three

Double glazed window to the rear and central heating radiator.



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## Bathroom

Comprising panelled bath with electric shower over and pedestal wash basin. Double glazed window to the rear and separate w.c.



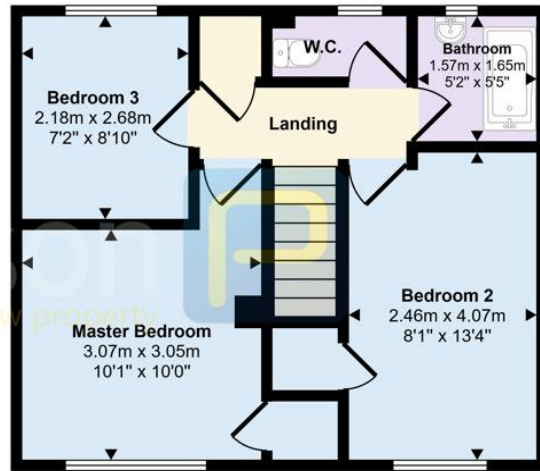
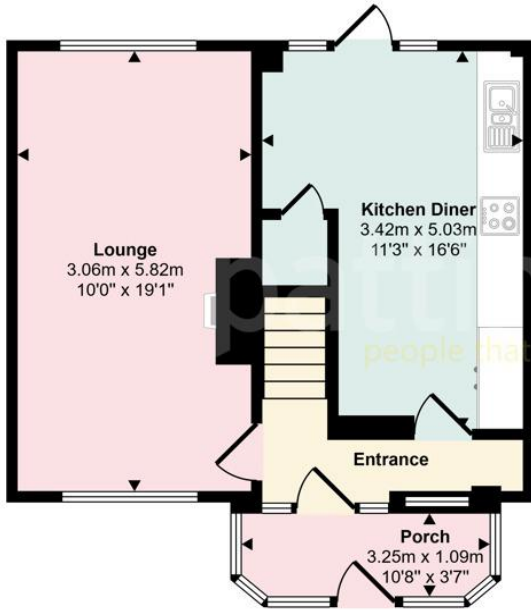
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## External

An enclosed garden lies to the rear partially set to lawn with limbed sheds/workshop and patio area.



Approx Gross Internal Area  
83 sq m / 889 sq ft



First Floor  
Approx 39 sq m / 425 sq ft

Ground Floor  
Approx 43 sq m / 464 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>			82
(69-80) <b>C</b>		70	
(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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