



## 1 bed terraced house to buy in

Waverdale Way, South Shields , South  
Shields, Tyne and Wear, NE33 4SH

# £94,500

🏠 x1 🚗 x1 🚻 x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ BEAUTIFULLY PRESENTED
- ✓ ONE BEDROOM HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ENCLOSED GARDENS AND OFF STREET PARKING
- ✓ EPC Rating D

## Key Information

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

## Description

| ONE BEDROOM | TERRACED HOUSE | GAS CENTRAL HEATING | ENCLOSED GARDENS | 360 DEGREE TOUR |

We are delighted to offer to the market this beautifully presented one bedroom terrace house on the popular Waverdale Way, South Shields. Benefiting from gas central heating and double glazed the property has the added benefit of an enclosed garden to the rear.

Comprising briefly :- Upvc door to the entrance hallway with door to the lounge and stairs to the first floor landing. The dining room leads from the lounge and in turn to the kitchen. The master bedroom lies to the first floor landing as does the bathroom.

Externally an enclosed garden lies to the rear..

Council Tax Band: A

Tenure: Freehold

Price: £94,500

Property Type: Terraced House

Parking: Off Street

Year built: 1980

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

Mobile signal coverage: Good

## Entrance

Upvc door to the entrance hallway with door to the lounge and stairs to the first floor landing.



## Lounge

Double glazed tilt and slide door to the rear and double radiator. Open to the dining room.



## Dining room

Double glazed window to the front and door to the kitchen.



## Kitchen

Fitted with a range of base units with roll top work surfaces, stainless steel circular sink unit with mixer tap and splash back tiling. Electric oven and ceramic hob, plumbed for automatic washing machine. Double glazed window to the rear and central heating radiator.



## Bedroom One.

Double glazed window to the rear and central heating radiator.



## Bathroom

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



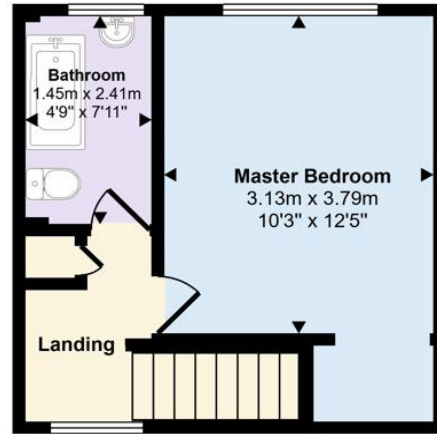
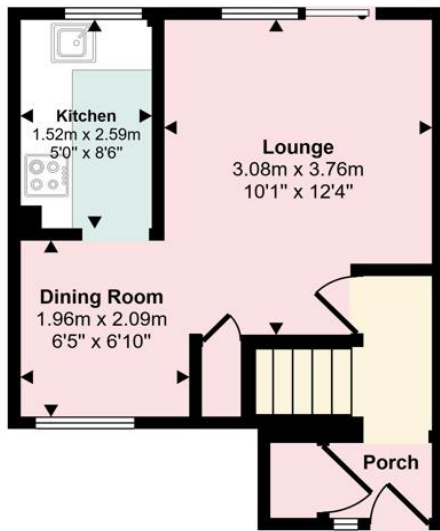
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## External

An enclosed garden lie to the rear.



Approx Gross Internal Area  
48 sq m / 513 sq ft



First Floor  
Approx 23 sq m / 245 sq ft

Ground Floor  
Approx 25 sq m / 268 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>			90
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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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