



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

Marsden Road, Harton, South Shields, Tyne and Wear, NE34 6RL

# £209,000

🏠 x3 🚗 x2 🚲 x2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ THREE BEDROOM TWO RECEPTION ROOM
- ✓ SEMI DETACHED HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ENCLOSED GARDENS AND
- ✓ 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

This charming three-bedroom, semi-detached residence is situated in the desirable locale of Harton, South Shields, offering potential buyers an opportunity to make their home in one of the best districts in the region. This well-proportioned property offers a wealth of standout features to accommodate family living.

The property comprises of three generously-sized bedrooms that are bright and well ventilated, perfect for family members of all ages. The two bathrooms are well-appointed with modern fixtures and fittings.

The heart of this home undoubtedly lies within the two spacious reception rooms. Filled with an abundance of natural light, these rooms are ideally suited for hosting guests or spending quality time with the family.

The house benefits from gas central heating, ensuring a warm and cosy atmosphere during the cooler months. In addition, double glazing throughout provides added insulation, noise reduction and security.

Externally, the property balances its substantial interior living space with equally impressive outdoor areas. With minimal upkeep required, the outdoor space provides a place to relax and enjoy in all seasons.

This residential sale presents an excellent opportunity for growing families seeking the charm of Harton with the conveniences of South Shields within easy reach. With its generous living spaces, practical amenities such as the central heating and double glazing, this home is not to be overlooked.

Overall, this semi-detached house in Harton is an invitation to comfortable living, with the promise of creating many happy memories for a new family. A viewing is highly recommended to appreciate the full potential of this delightful property.

Council Tax Band: A

Tenure: Freehold

Price: £209,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1955

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

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance

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



## Lounge

Double glazed bow window to the front and central heating radiator. Feature wooden fire surround and open plan to the dining room.



## Dining room

Double glazed French doors to the rear and central heating radiator door to the kitchen.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, pone and a half bowl sink unit with mixer tap and splash back. Electric oven and microwave with ceramic hob and extractor hood. Built in fridge/freezer and dishwasher. Double glazed window to the side and door to the utility room.



## Utility room/cloak room

Plumbed for automatic washing machine, low level w.c and wash basin. Double glazed window to the side and rear and door to the patio.



## 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.

## Bathroom

Comprising low level w.c. and wash basin. Panelled bath and walk in shower cubicle with mains operated shower. Double glazed window to the central heating radiator.



## External

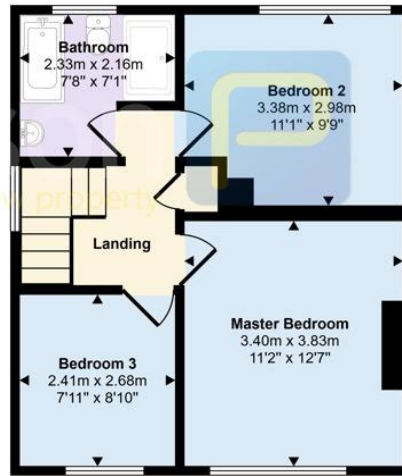
Enclosed gardens lie to the side and rear with a patterned concrete driveway to the front providing ample off street parking.



Approx Gross Internal Area  
89 sq m / 953 sq ft



Ground Floor  
Approx 47 sq m / 506 sq ft



First Floor  
Approx 42 sq m / 447 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>		86
(69-80) <b>C</b>	69	
(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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