

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

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

**£90,000** Starting Bid

🏠 x3 🚗 x1 🚻 x2

Tenure  
**Leasehold**

Driveway parking

**Property features**

- ✓ RESERVATION FEE APPLIES
- ✓ THREE BEDROOM SEMI DETACHED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ EPC Rating D

## Key Information

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

## Description

| RESERVATION FEE APPLIES | THREE BEDROOM | SEMI DETACHED | GREAT LOCATION AND AMENITIES |

We are delighted to offer to the market this three bedroom two reception room semi detached house on the popular Marsden road, South Shields. Close to Harton Academy, with bus routes and great amenities at Harton Village the property would make a great family home or buy to let investment

In need of some updating the property comprises briefly :- Upvc door to the entrance porch with door to the hallway. Door to the lounge and stairs to the first floor landing. A sliding door leads from the lounge to the dining room and on to the kitchen. To the first floor landing lie bedroom one, bedroom two, bedroom three, family bathroom and separate w.c.

Externally an enclosed garden lies to the rear with gardens to the front and double gated access to the block paved driveway.

Offered for sale with no upper chain early viewing is essential..

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 908

Price: Starting Bid £90,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1935

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

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



## Lounge

Double glazed window to the front and central heating radiator. Feature fire surround with gas fire. Sliding doors to the dining room.



## Dining room

Central heating radiator and door to the kitchen.



## Kitchen

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. Electric oven and ceramic hob., plumbed for automatic washing machine. Double glazed window to the rear and door to the garden.



## 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 panelled bath and wash basin. Double glazed window to the rear and central heating radiator. Separate w.c.

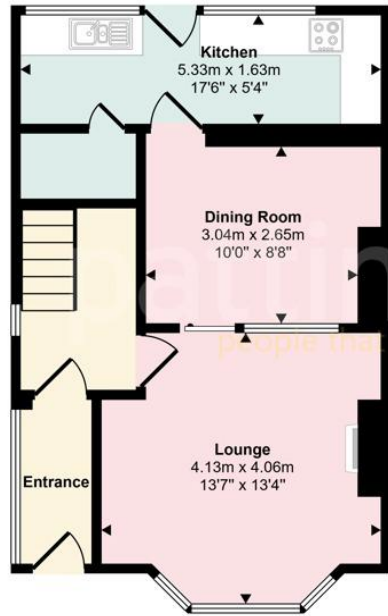


## External

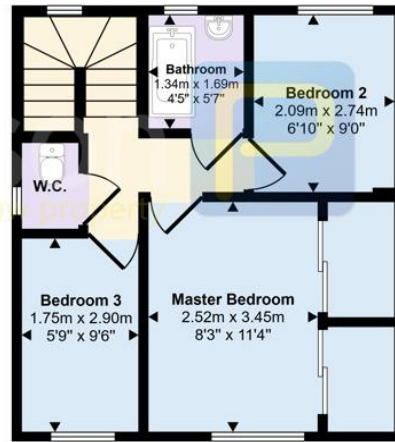
An enclosed garden lies to the rear with off street parking to the front.



Approx Gross Internal Area  
80 sq m / 862 sq ft



Ground Floor  
Approx 45 sq m / 487 sq ft



First Floor  
Approx 35 sq m / 376 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>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		66	
(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:

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