



### 3 bed terraced house to buy in

Lorrain Road, Whiteleas, South Shields,  
Tyne and Wear, NE34 8HU

**£130,000** Offers Over

 x3  x2  x1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ EXTENDED AND IMPROVED
- ✓ THREE BEDROOM END TERRACE
- ✓ GARDENS AND DRIVEWAY
- ✓ GROUND FLOOR BEDROOM WITH EN-SUITE
- ✓ EPC Rating D

## Key Information

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

## Description

| THREE BEDROOM | END TERRACE | GROUND FLOOR BEDROOM WITH EN-SUITE | DRIVEWAY AND GARDENS  
| NO UPPER CHAIN |

We are delighted to offer to the market this well presented three bedroom extended end terraced house on the popular Lorrain Road, Whiteleas. Benefiting from gas central heating and double glazing the property has the added benefit of an extended kitchen/diner giving space to accommodate a ground floor bedroom with "Jack and Jill" en-suite.

Comprising briefly :- Upvc door to the entrance hallway with doors to the lounge and door to the ground floor bedroom. An internal lobby leads from the lounge with access to the shower room and kitchen/diner. To the first floor landing lie bedroom one, bedroom two and family bathroom with separate w.c.

Externally an enclosed garden lies to the rear with double gates to the front leading to a block paved driveway

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

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £130,000

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

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 hallway with doors to the lounge, ground floor bedroom and stairs to the first floor landing.



## Lounge

Double glazed windows to the front and rear and central heating radiators. Feature fire surround with gas real flame fire. Door to the rear lobby.



## Kitchen/diner

Fitted with a range of wall and base units with roll top work surfaces, one and a half bowl sink unit with mixer tap and splash back tiling. Electric cooker point and plumbed for automatic washing machine. Double glazed window to the side and rear and door the garden.



## Ground floor Bedroom

Double glazed window to the front and central heating radiator.



## En-suite

Comprising walk in shower, low level w.c and wash basin.



## Bedroom One.

Double glazed windows to the front and rear and two central heating radiators.



## Bedroom Two

Double glazed window to the front and central heating radiator.



## Bathroom

Comprising panelled bath and wash basin. Separate w.c.

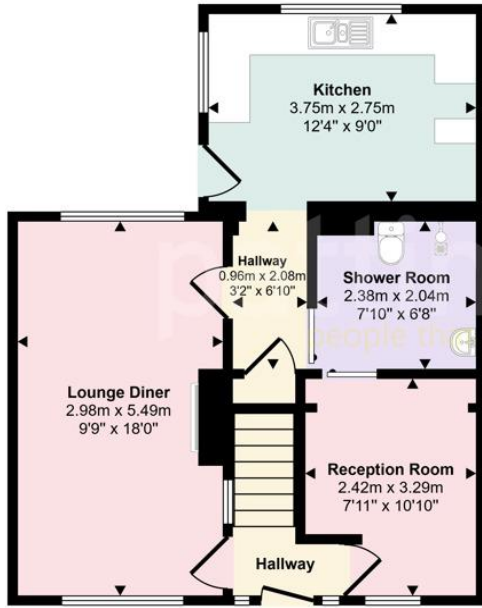


## External

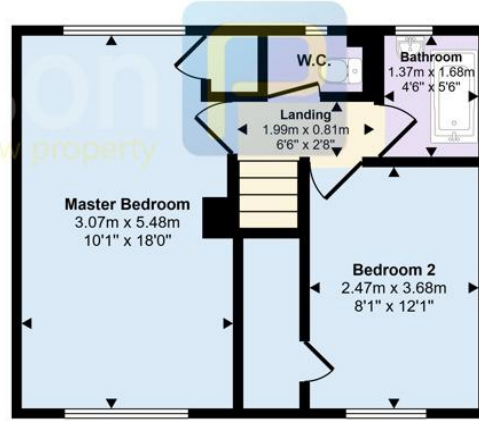
An enclosed garden lies to the rear with a block paved driveway to the front providing off street parking.



Approx Gross Internal Area  
84 sq m / 907 sq ft



Ground Floor  
Approx 48 sq m / 514 sq ft



First Floor  
Approx 37 sq m / 393 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>                                   |         | 73                      |
| (55-68) <b>D</b>                                   | 53      |                         |
| (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 |

Lorrain Road, Whiteleas, South Shields, Tyne and Wear, NE34 8HU

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