



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

Sorrel Gardens, South Shields, South Shields, Tyne and Wear, NE34 8TT

**£295,000**

🏠 x4 🚗 x1 🚗 x2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ FOUR BEDROOM EXTENDED SEMI DETACHED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ENCLOSED GARDENS AND TRIPLE DRIVEWAY
- ✓ SOUGHT AFTER LOCATION
- ✓ EPC Rating C

## Key Information

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

## Description

| FOUR BEDROOM EXTENDED SEMI | GAS CENTRAL HEATING AND DOUBLE GLAZING | ENCLOSED GARDEN AND CONSERVATORY | TRIPLE DRIVEWAY TO THE FRONT |

We are delighted to offer to the market this beautifully presented extended and improved four bedroom semi detached house on the sought after Sorrel gardens on the Holder House Estate in South Shields. Benefiting from gas central heating and double glazing the property has the added benefit of an enclosed rear garden, double glazed conservatory and a triple driveway to the front.

Comprising briefly :- Composite door to the entrance porch with door to the hallway. Double doors lead to the lounge with a door to the cloak room and door to the kitchen/diner. The double glazed conservatory leads from the kitchen/diner while to the first floor landing lie bedroom one, bedroom two, bedroom three, bedroom four and family bathroom.

Externally an enclosed garden lies to the rear with artificial grass, timber shed and patio area. to the front and block paved driveway provides ample off street parking.

Early viewing is essential to avoid disappointment.

Council Tax Band: C

Tenure: Freehold

Price: £295,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1970

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: 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

Composite door to the entrance porch with door to the entrance hallway. Doors leading to the lounge, cloak room and kitchen/diner, stairs to the first floor landing.



## Lounge

Double glazed bow window to the front and central heating radiator. Double doors to the kitchen/diner.



## Kitchen/diner

Fitted with a range of wall and base units with roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap and splash back tiling. Electric oven and microwave, ceramic hob with extractor hood. Plumbed for automatic washing machine and dishwasher. Two double glazed windows to the rear and French doors to the conservatory.



## Diner



## Conservatory

Double glazed conservatory with doors to the garden.



## Cloak room

Comprising low level w.c and wash basin.



## Bedroom One.

Originally two bedrooms with two double glazed window to the front, central heating radiator and fitted wardrobes.



## Bedroom Two

Double glazed window to the rear, fitted wardrobes and central heating radiator.



## Bedroom Three

Double glazed window to the front, fitted wardrobes and central heating radiator.



## Bedroom Four

Double glazed window to the rear and central heating radiator.



## Family Bathroom

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



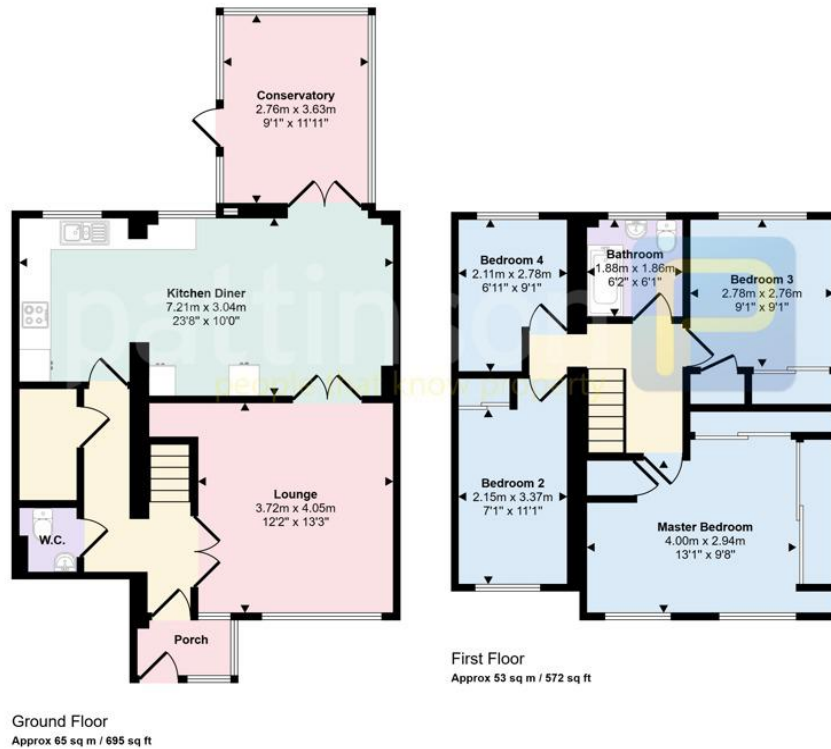
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## External

An enclosed garden lies to the rear, South facing with artificial grass and patio area. Ample off street parking is provided to the front.



Approx Gross Internal Area  
118 sq m / 1266 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>			84
(69-80) <b>C</b>		75	
(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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