



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

Fallow Road, Marsden, South Shields, Tyne and Wear, NE34 7AG

**£170,000**

🏠 x3 🚗 x1 🚲 x1

Tenure  
**Freehold**

On Street parking

### Property features

✓ EPC Rating D

## Key Information

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

## Description

| THREE BEDROOM | SEMI DETACHED HOUSE | GREAT LOCATION | IDEAL FAMILY HOME |

We are delighted to offer to the market this three bedroom two reception room semi detached house on the popular Fallow Road, Marsden. Always popular with families the property is well placed for amenities and including schools and bus links as well as being a stones throw to Marsden Bay with miles of national trust owned coast walks. As well as Cleadon hills, golf course and bridle paths the property is sure to appeal to families who enjoy the outdoors.

Benefiting from gas central heating and double glazing the property the property is sold with no upper chain and comprises briefly :- Upvc door to the entrance hallway with doors to the lounge and kitchen, stairs to the first floor landing. The dining room leads from the lounge while a utility leads from the kitchen and in turn to the ground floor toilet/w.c.

To the first floor landing lie bedroom one, bedroom two, bedroom three and family bathroom. Externally gardens lie to the front, side and rear.

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

Council Tax Band: A

Tenure: Freehold

Price: £170,000

Property Type: Semi-detached house

Parking: On Street

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), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

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



## Lounge

Double glazed window to the front and central heating radiator. Open to the dining room.



## Dining room

Double glazed window to the rear and central heating radiator.



## Kitchen

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 back splash. Gas cooker point and double glazed window to the side. Door to the utility room.



## Utility room

Double glazed window to rear and door to the rear lobby and cloak room.



## Cloak room

Comprising low level w.c. and wash basin.



## 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., wash basin and walk in shower cubicle.  
Double glazed window to the rear and central heating radiator.

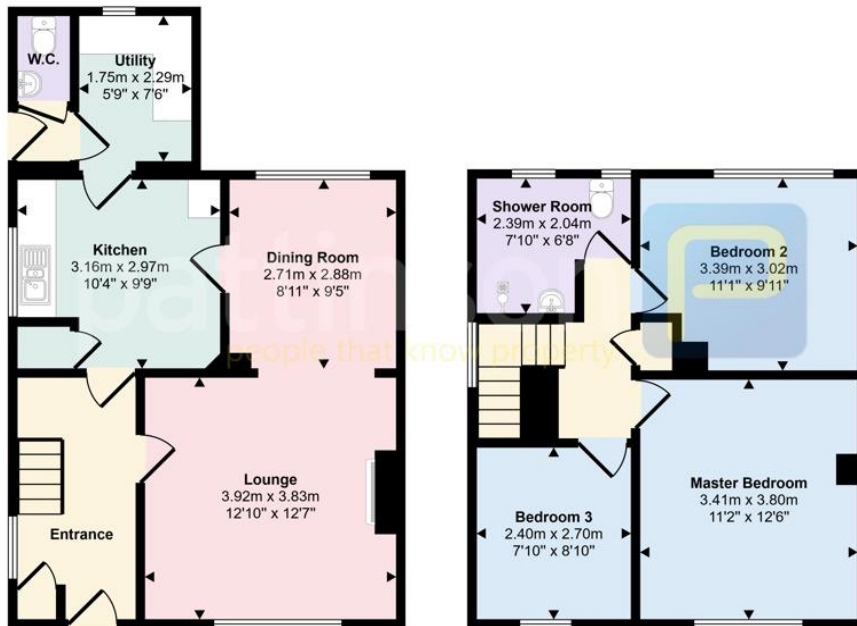


## External

Gardens lie to the front and rear.



Approx Gross Internal Area  
89 sq m / 955 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>			82
(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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