



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

Temple Park Road, Harton Moor, South Shields, Tyne and Wear, NE34 0HS

**£125,000**

🏠 x3 🚗 x1 🚲 x1

Tenure  
**Freehold**

Off Street parking

### Property features

- ✓ THREE BEDROOM SEMI DETACHED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ NO ONWARD CHAIN AND VACANT POSSESSION
- ✓ EPC Rating D

## Key Information

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

## Description

| THREE BEDROOM | SEMI DETACHED HOUSE | GAS CENTRAL HEATING | DOUBLE GLAZED | GREAT LOCATION AND AMENITIES |

We are delighted to offer to the market this well presented three bedroom semi detached house on the popular Temple Park Road, South Shields. Benefiting from gas central heating and double glazing the property comprises briefly :- Upvc door to the entrance hallway with doors to the lounge, kitchen/diner and cloak room, stairs to the first floor landing. To the first floor lie bedroom one, bedroom two, bedroom three and family bathroom. Externally gardens lie to the front and rear with a yard and out buildings to the side.

Well placed with access to the "Nook" shopping areas, health centre and fantastic transport links. Sold with vacant possession making a great family home.

Don't miss out on the opportunity to view, contact South Shields branch today!

Council Tax Band: A

Tenure: Freehold

Price: £125,000

Property Type: Semi-detached house

Parking: Off Street

Year built: 1970

Construction materials: Brick and block, Timber frame

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: Ducted Air

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

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 leading to the lounge, kitchen/diner and cloak room. Stairs to the first floor landing.



## Lounge

Double glazed window to the rear and central heating radiator.



## Kitchen/ Diner

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 gas hob with extractor hood. Plumbed for automatic washing machine. Double glazed window to the front.



## Diner



## 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 rear and central heating radiator.



## Bathroom

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



## External

Garden lies to the front and rear with a driveway providing ample off street parking.



Approx Gross Internal Area  
79 sq m / 853 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>			80
(55-68) <b>D</b>		60	
(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:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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