



## 2 bed bungalow to buy in NE34

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

# £160,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ TWO BEDROOM BUNGALOW
- ✓ GREAT COASTAL LOCATION
- ✓ GARDENS FRONT SIDE AND REAR
- ✓ NO UPPER CHAIN AND VACANT POSSESSION
- ✓ 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

| TWO BEDROOM | SEMI DETACHED BUNGALOW | GAS CENTRAL HEATING | DOUBLE GLAZED | NO UPPER CHAIN |

We are delighted to offer to the market this refurbished and improved two bedroom semi detached bungalow on the popular Fallow Road, South Shields.

Close to the Sea front with great coastal walks the property also benefits from good amenities close buy including bus links and great schools.

Benefiting from gas central heating and double glazing the property comprises briefly :- Upvc door to the entrance porch with door to the entrance hallway. Doors to the lounge, bedroom one, bedroom two and bathroom. The kitchen leads from the lounge.

Externally gardens lie to the front, side and rear.

Council Tax Band: A

Tenure: Freehold

Price: £160,000

Property Type: Bungalow

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

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 wooden door to the hallway. Doors to the lounge, bedroom one, bedroom two and bathroom.



## Lounge

Double glazed window and central heating radiator. door to the kitchen.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, steel sink unit with mixer tap and splash back. Double electric oven and ceramic hob with extractor hood. Plumbed for automatic washing machine. Double glazed window to the rear and central heating radiator.



## Bedroom One.

Double glazed window to the front and central heating radiator.



## Bedroom Two

Double glazed window to the rear central heating radiator.



## Bathroom

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

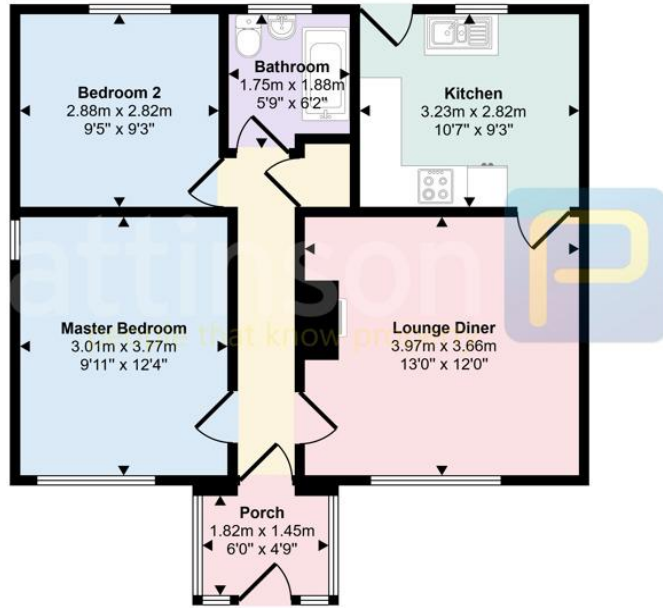


## External

Gardens lie to the front, side and rear.



Approx Gross Internal Area  
58 sq m / 619 sq ft



Floorplan

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>		76
(55-68) <b>D</b>	55	
(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	

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

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/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

