



3 bed semi-detached house to buy in NE34

Larch Avenue, Cleadon Park, South Shields, Tyne and Wear, NE34 7NS

£85,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Driveway parking

Property features

- ✓ RESERVATION FEE APPLIES..
- ✓ THREE BEDROOM SEMI DETACHED
- ✓ GARDENS FRONT AND REAR
- ✓ GREAT LOCATION AND AMENITIES
- ✓ 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: **Cable**
- ✓ Mobile signal: **Good**

Description

| RESERVATION FEE APPLIES | THREE BEDROOM | SEMI DETACHED | GREAT INVESTMENT OPORTUNITY |

We are delighted to offer to the market this three bedroom, semi detached house on the popular Larch Avenue, South Shields. Well placed for amenities at The Nook, the property is in the catchment of great schools and is also a short walk to the Sea Front. Ripe for development the property is sure to appeal to a wide range of buyers, and one refurbished would make a fantastic family home.

Comprising briefly :- Hardwood door to the entrance hallway with doors to the lounge, bathroom and kitchen. Stairs to the first floor landing. To the first floor lie bedroom one, bedroom two and bedroom three.

Externally an enclosed garden lies to the rear with a driveway to the front.

Early viewing is essential to avoid missing out...

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate 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: Cable

Mobile signal coverage: Good

Entrance

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



Lounge

Double glazed window to the front and central heating radiator.



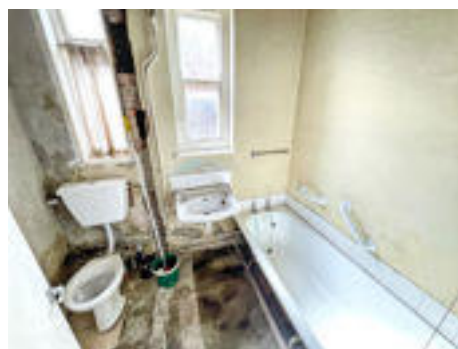
Kitchen

Double glazed window to the rear and central heating radiator.



Bathroom

Single glazed windows to the side.



Bedroom One.

Double glazed windows to the front.



Bedroom Two

Double glazed window to the rear.



Bedroom Three

Double glazed window to the rear.



External

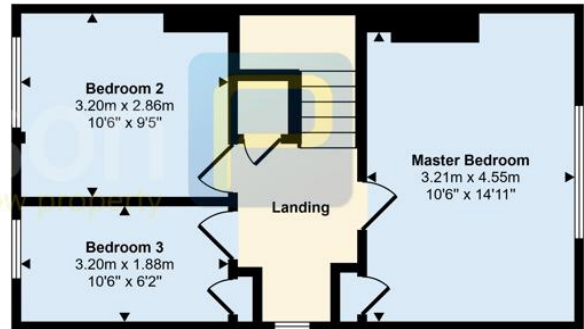
Gardens lie to the front and rear with a driveway to the front.



Approx Gross Internal Area
83 sq m / 890 sq ft



Ground Floor
Approx 41 sq m / 442 sq ft



First Floor
Approx 42 sq m / 449 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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