



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

Froude Avenue, Biddick Hall, South Shields, Tyne and Wear, NE34 9TB

# £110,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ TWO BEDROOM SEMI DETACHED HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ENCLOSED GARDENS AND
- ✓ GREAT LOCATION AND AMENITIES
- ✓ EPC Rating C

## Key Information

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

## Description

| TWO BEDROOM | SEMI DETACHED | GAS CENTRAL HEATING | DOUBLE GLAZED | GREAT LOCATION |

We are delighted to offer to the market this well presented two bedroom semi detached house on the popular Froude Avenue, South Shields.

Benefiting from gas central heating and double glazing the property comprises briefly:- Composite door to the entrance hallway with doors to the lounge and stairs to the first floor landing. The kitchen leads from the lounge while to the first floor landing lie bedroom one, bedroom two, bathroom and separate W.C.

Externally an enclosed garden lies to the rear with off street parking to the front.

Early viewing is essential to avoid missing out...

Council Tax Band: A

Tenure: Freehold

Price: £110,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1950

Construction materials: Brick and block

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: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Entrance

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



## Lounge

Double glazed window to the front and rear and central heating radiators. Feature fire surround with electric fire. Door to the kitchen.



## 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 hob with extractor hood. Plumbed for automatic washing machine. Double glazed windows to the front and rear and door to the garden.



## Bedroom One.

Double glazed window to the front and rear and central heating radiator.



## Bedroom Two

Double glazed window to the front and central heating radiator.



## Bathroom

Comprising panelled bath and wash basin. Separate w.c.




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## External

An enclosed garden lies to the rear.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(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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Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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