



### 3 bed lower flat to buy in NE34

Gordon Road, West Harton, South Shields,  
Tyne and Wear, NE34 0QR

**£90,000**

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ THREE BEDROOM GROUND FLOOR FLAT
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ BEAUTIFULLY PRESENTED AND MAINTAINED
- ✓ 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

| THREE BEDROOM | GROUND FLOOR FLAT | GAS CENTRAL HEATING | DOUBLE GLAZED | ENCLOSED PRIVATE YARD | BEAUTIFULLY PRESENTED |

We are delighted to offer to the market this beautifully presented and maintained three bedroom lower flat on Gordon Road, South Shields. Benefiting from gas central heating and double glazing the property has the added benefit of a South West facing yard and timber storage to the rear.

Comprising briefly :- Upvc door to the entrance lobby and door to the hallway with doors to the lounge, bedroom one, bedroom two and bedroom three. The kitchen leads from the lounge and in turn to the rear lobby and shower room.

Externally a private yard lies to the rear with access to the timber storage unit

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

Council Tax Band: A

Tenure: Freehold

Price: £90,000

Property Type: Lower Flat

Parking: On Street

Year built: 1895

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: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

Upvc door to the entrance lobby with door to the hallway. Doors leading to the lounge, bedroom one, bedroom two and bedroom three.



## Lounge

Double glazed window to the rear and central heating radiator. Feature fire surround with gas fire. Door to the kitchen.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, one and a half bowl thermo plastic sink unit with mixer tap and splash back tiling. Electric oven and gas hob with extractor hood. Double glazed window and door to the side. Door to the rear lobby with plumbed for automatic washing machine and door to the bathroom.



## Bathroom

Comprising low level w.c., wash basin and walk in shower cubicle. Double glazed window to the side and central heating radiator.



## Bedroom One.

Double glazed bay window to the front and central heating radiator. Feature fire surround and gas fire.



## Bedroom Two

Double glazed window to the rear, central heating radiator and fitted wardrobes.



## Bedroom Three

Double glazed window to the front fitted wardrobe and central heating radiator.



## External

An enclosed South/ West facing yard lies to the rear with access to a covered shed.



Approx Gross Internal Area  
74 sq m / 798 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>		
(55-68) <b>D</b>	68	74
(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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