



## 2 bed terraced house to buy in

Titian Avenue, Whiteleas, South Shields,  
Tyne and Wear, NE34 8SD

# £115,000

 x2
  x1
  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ TWO BEDROOM TERRACE HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ENCLOSED GARDENS AND
- ✓ POPULAR LOCATION AND
- ✓ 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 | TERRACED HOUSE | GAS CENTRAL HEATING | SECURE OFF STREET PARKING | GREAT LOCATION |

We are delighted to offer to the market this two bedroom end terraced property on the popular Titian Avenue, Whiteleas. Benefiting from gas central heating and double glazing, the property has the added benefit of a timber workshop to the rear garden as well as a roller door providing off street parking.

Comprising briefly :- Upvc door to the entrance hallway with doors to the lounge and kitchen/diner, stairs to the first floor landing. To the first floor landing lie bedroom one, bedroom two and family shower room with separate w.c.

Externally gardens lie to the front with a decked patio to the rear, timber workshop and roller door providing off street parking.

Early viewing is essential to avoid missing out..

Council Tax Band: A

Tenure: Freehold

Price: £115,000

Property Type: Terraced House

Parking: Off Street

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 doors to the lounge and kitchen/diner, stairs to the first floor landing.



## Lounge

Double glazed window to the front and French doors to the rear. Central heating radiator and laminated flooring.



## Kitchen/diner

Fitted with a range of wall and base units with butcher block work surfaces, one and a half bowl sink unit with mixer tap and splash back tiling. Electric oven and gas hob with extractor, plumbed for automatic washing machine. Double glazed window to the rear and central heating radiator.



## Bedroom One.

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



## Bedroom Two

Double glazed window to the front and central heating radiator.



## Shower room

Comprising walk in shower and wash basin. Double glazed window to the rear and central heating radiator. Separate w.c.




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## External

An enclosed garden lies to the rear with a timber work shop and shed. A roller door provides off street parking. To the front and decked garden.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(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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