



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

Allendale Drive, South Shields, South Shields, Tyne and Wear, NE34 7SX

# £239,000

 x3
  x2
  x2

Tenure

**Freehold**

## Property features

- ✓ THREE BEDROOM DORMA
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ DOUBLE GLAZED CONSERVATORY
- ✓ ENCLOSED GARDENS AND
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

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

## Description

| THREE BEDROOM | DORMA BUNGALOW | GAS CENTRAL HEATING | REFITTED KITCHEN | ENCLOSED GARDENS AND GARAGE |

We are delighted to offer to the market this well presented three bedroom two reception room Dutch bungalow on the sought after Allendale Drive, South Shields. Benefiting from gas central heating and double glazing the property has the added benefit of a double glazed conservatory, ground floor w.c. and enclosed gardens to the rear. Close to the sea front with great amenities close by the property is walking distance to a great school and would make a fantastic family home.

Comprising briefly :- Composite door to the entrance porch with double doors to the entrance hallway. Doors leading to the lounge and kitchen, stairs to the first floor landing. The dining room leads from the lounge with door to the cloak room w.c. and French doors to the conservatory. To the first floor landing lie bedroom one, bedroom two, bedroom three and family bathroom.

Externally an enclosed garden with resin patio, well stocked with borders and shrubs with seating areas. To the front a block paved driveway provides ample of street parking and leads to the single garage.

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

Council Tax Band: C

Tenure: Freehold

Price: £239,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Year built: 1955

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

Water meter: No

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

Composite door to the entrance porch with double doors to the hallway. Door to the lounge and kitchen, stairs to the first floor landing.



## Lounge

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



## Dining room

Door to the cloak room w.c. and French doors to the conservatory. Central heating radiator and laminated flooring. Door to the kitchen.



## Conservatory

Double glazed conservatory with French doors to the patio.



## Cloak room

Comprising low level w.c. and wash basin.



## **Kitchen.**

Refitted kitchen comprising a range of fitted wall and base units, thermo plastic sink unit with mixer tap and splash back tiling. Double electric oven and ceramic hob with extract hob. Plumbed for automatic washing machine. Double glazed window to the rear and door to the side.



## **Bedroom One.**

Double glazed window to the front and central heating radiator. Fitted wardrobe and overhead cabinets.



## **Bedroom Two**

Double glazed window to the rear and central heating radiator.



## **Bedroom Three**

Double glazed window to the front and central heating radiator.



## **Bathroom**

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



## External

An enclosed garden lies to the rear well stocked with shrubs and plants. Separate seating areas and resin patio area. To the front a block paved driveway provides off street parking and leads to the single garage.



Approx Gross Internal Area  
86 sq m / 921 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 |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 72                         | 78        |
| (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<br>2002/91/EC |           |

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