



To buy

## 2 bed terraced house to buy in

Sheridan Road, South Shields, Tyne and Wear, NE34 9JJ

# £90,000

 x2
  x1
  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ TWO BEDROOM TERRACE FAMILY HOME
- ✓ SPACIOUS LOUNGE
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ PRIVATE FRONT AND REAR
- ✓ EPC Rating C

## Key Information

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

## Description

Pattinson Estate Agents warmly welcome to the market this extremely well presented Two Bedroom terraced house situated on Sheridan Road, South Shields.

This beautiful property offers spacious living throughout, tastefully decorated in neutral tones and welcoming harmony between traditional architectural aesthetics and modern interiors providing an alluring home environment suitable for a couple or a small family. It features 2 spacious and well-lit bedrooms, a contemporary family bathroom and a reception area that acts as the perfect canvas for its owners to imprint their personal style.

The kitchen offers lots of potential and is fully equipped with all the essentials, perfect for all your culinary explorations. The reception area offers room for relaxation, ideal for hosting guests or for a cosier evening in. The bathroom is elegantly designed, completing the home with its clean finishes.

Ideally located for an array of schools, walking distance to local amenities and excellent local transport links to surrounding areas.

Call Pattinson today to arrange an early viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £90,000

Property Type: Terraced House

Parking: On Street

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Private enclosed block paved garden leading to entrance;



## Entrance/Hallway

Composite part glazed door leading to entrance, stairs to first floor, laminate flooring, door to;



## Lounge

4.11m x 3.48m (13'5" x 11'5")

Double glazed window to rear aspect, electric fire with feature surround, gas central heating radiator, door to;



## Lounge.



## Kitchen / Diner

3.96m x 2.92m (12'11" x 9'6")

A range of wall and base units with contrasting granite work surfaces with uprights, stainless steel sink with mixer tap over, integrated double electric oven, electric hob with extractor over, integrated microwave, gas central heating radiator, LVT flooring, double glazed window to rear aspect, composite part glazed door leading to garden, door to;



## Kitchen / Diner.



## Kitchen / Diner..



## Utility

Built in storage, plumbing for washing machine, space for tumble dryer, tiled flooring, double glazed window to front aspect, Composite part glazed door leading to front aspect;



## Utility.



## First Floor Landing

Double glazed window to front aspect, loft access, doors to;



## Bedroom One

4.37m x 2.87m (14'4" x 9'4")

Double glazed window to rear aspect, built in storage (Combi Boiler), gas central heating radiator;



## Bedroom Two

3.00m x 3.56m (9'10" x 11'8")

Double glazed window to rear aspect, gas central heating radiator;



## Family Bathroom

2.29m x 1.93m (7'6" x 6'3")

A suite comprising; Shower cubicle with mains shower over, wall mounted vanity wash hand basin, enclosed cistern w/c, feature tiled walls and flooring, gas central heating radiator, recess lighting, double glazed window to front aspect;

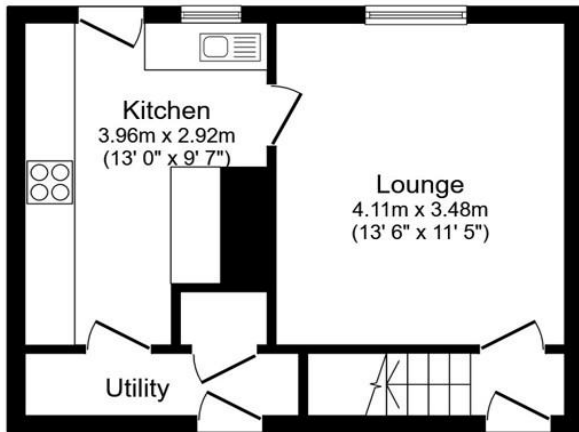


## Loft Space

Fully Boarded loft with Velux double glazed window.

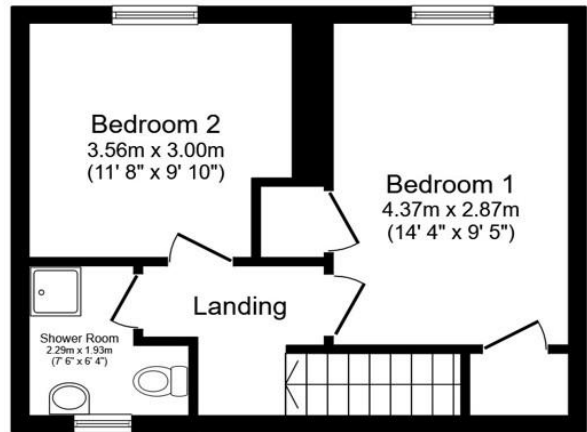
## External Rear

Private enclosed large well maintained lawned garden, paved patio leading from Kitchen, decked patio to rear aspect;



**Ground Floor**

Floor area 32.6 sq.m. (350 sq.ft.)



**First Floor**

Floor area 32.6 sq.m. (350 sq.ft.)

**Total floor area: 65.1 sq.m. (701 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	74	
(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:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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