



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

Mitford Road, Mortimer, South Shields, Tyne and Wear, NE34 0EQ

**£320,000** Offers Over

 x3
  x1
  x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ LARGE THREE BEDROOM SEMI DETACHED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ENCLOSED GARDENS AND
- ✓ EARLY VIEWING IS ESSENTIAL..
- ✓ EPC Rating C

## 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

We are delighted to present this stunning, large three-bedroom semi-detached house in the desirable area of Mortimer, South Shields. The property offers tremendous living space with two- reception rooms, perfect for hosting guests or for a growing family.

The house benefits substantially from gas central heating ensuring a warm and cosy environment during those chilly British winters. Residents won't have to worry about any unwanted drafts as the property comes complete with comprehensive double glazing, offering utmost warmth, privacy and tranquility.

This home comprises three generously sized bedrooms, providing plenty of room for comfortable living and sleep. The single bathroom, while offering all necessary amenities, further provides potential scope for development and personalisation if desired.

Externally, the property is equally impressive. Prospective homeowners will particularly appreciate the enclosed garden, a wonderful sanctuary catering to families, pets, or even those with green thumbs. In addition, the property boasts a spacious driveway, promising plenty of off-street parking - a highly convenient feature for car owners.

Located in Mortimer, South Shields, this house benefits from not only being in a friendly neighbourhood but also close proximity to local amenities and great transport links. It provides a fantastic opportunity to join a thriving community nestled in this charming town.

Being offered as a Residential Sale, this semi-detached property holds huge potential to make a warm and inviting family home, oozing with comfort and convenience. To avoid disappointment, be sure to express interest promptly, as a property of such exceptional value and character is set to garner significant interest.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £320,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Year built: 1970

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

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



## Lounge

Double glazed window to the front and central heating radiator. Open to the dining room.



## Dining room

Double glazed French doors to the conservatory and door to the kitchen.



## Conservatory

Beautifully presented conservatory with double glazed French doors to the resin patio and gardens.



## Kitchen

Fitted with a range of wall and base units with granite work surfaces, stainless steel sink unit with mixer tap and back splash. Range style gas cooker with extractor hood. Built in dishwasher. Double glazed window to the rear and door to the utility room.



## Utility room

Double glazed French doors to the rear and door to the cloak room.



## Cloaks

Comprising low level w.c and wash basin.



## Bedroom One.

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



## Bedroom Two

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



## Bedroom Three

Double glazed window to the front and central heating radiator.



## Bathroom

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

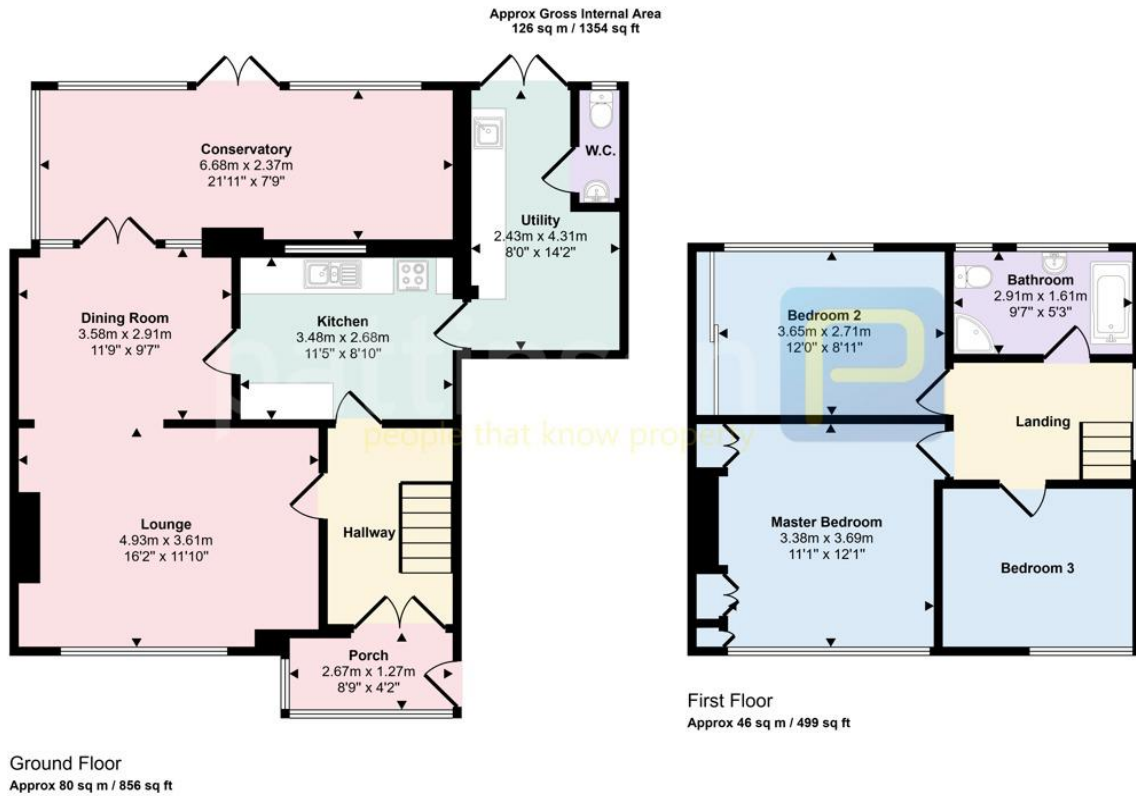


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## Externally

A large mature garden lies to the rear, set to lawn with well stocked borders and shrubs. Summer house and timber shed. To the front a block paved driveway provides ample off street parking and leads to the single garage.





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>	70	76
(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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