



## 3 bed town house to buy in NE33

Garden Gate Drive, Laygate, South Shields, Tyne and Wear, NE33 5EE

# £180,000

 x3
  x2
  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ THREE BEDROOM TOWN HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ NO UPPER CHAIN AND VACANT POSSESSION
- ✓ 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

| THREE BEDROOM TOWN HOUSE | MASTER BEDROOM WITH ENSUITE AND WALK IN WARDROBE | ENCLOSED REAR GARDENS | DOUBLE DRIVEWAY | NO UPPER CHAIN |

We are delighted to offer to the market this well presented three bedroom town house on the popular Garden Gate Drive, South Shields. Benefiting from gas central heating and double glazing the property has the added benefit of a ground floor cloak room, master bedroom with en-suite and enclosed gardens to the rear.

Comprising briefly :- Composite door to the entrance hallway with door to the kitchen/diner and stairs to the first floor landing. The lounge leads from the kitchen as does the cloak room/w.c. To the first floor landing lie bedroom two, bedroom three and family bathroom while to the second floor a master bedroom with walk in wardrobe and en-suite.

Externally an enclosed garden lies to the rear with a double driveway to the front.

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

Council Tax Band: C

Tenure: Freehold

Price: £180,000

Property Type: Town House

Parking: Driveway

Year built: 2015

Construction materials: Brick and block

Roofing type: Asphalt shingles

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance

Composite door to the entrance hallway. Doors to the kitchen/diner and stairs to the first floor landing.



## Kitchen/Diner

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back tiling. Electric oven and gas hob with extractor hood. Built in dishwasher and automatic washing machine. Integrated fridge and freezer. Double glazed window to the front and central heating radiator. Door to the cloak room and door to the lounge.



## Cloak room

Comprising low level w.c. and wash basin.



## Lounge

Double glazed French door to the rear and central heating radiator.



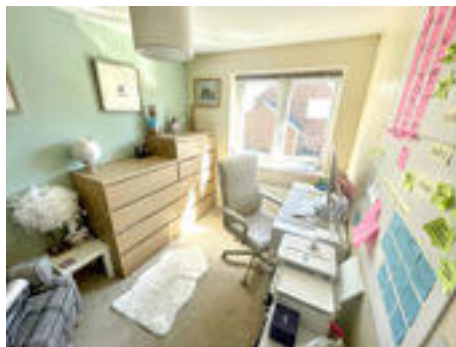
## Bedroom Two

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. panelled bath and wash basin.



## Master Bedroom

Double glazed Dormer window to the front and central heating radiator. Door to the walk in wardrobe and door to the en-suite.



## En-suite

Comprising low level w.c., shower cubicle and pedestal wash basin.

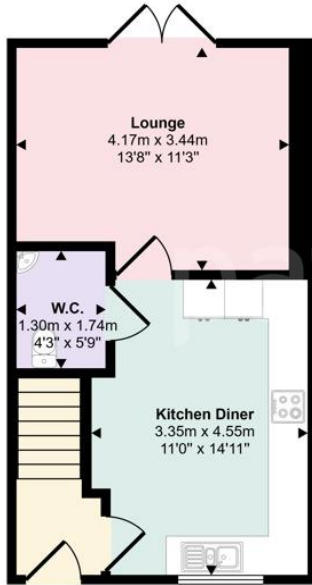


## External

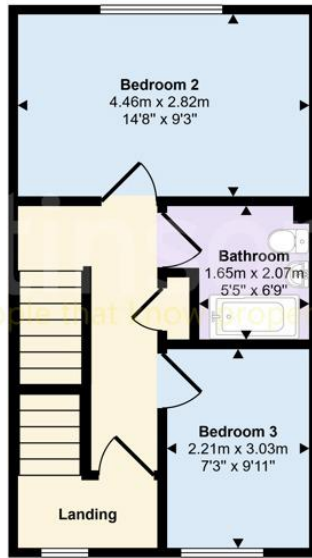
An enclosed garden lies to the rear with patio area. A double driveway lies to the front.



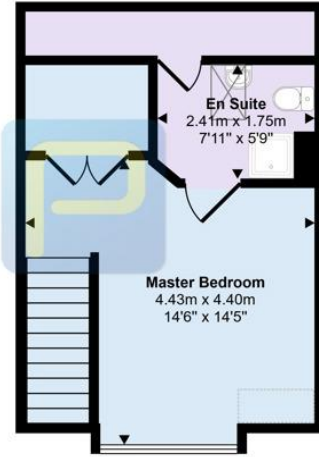
Approx Gross Internal Area  
102 sq m / 1098 sq ft



Ground Floor  
Approx 36 sq m / 389 sq ft



First Floor  
Approx 37 sq m / 397 sq ft



Second Floor  
Approx 29 sq m / 312 sq ft

Denotes head height below 1.5m

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>		79	83
(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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