



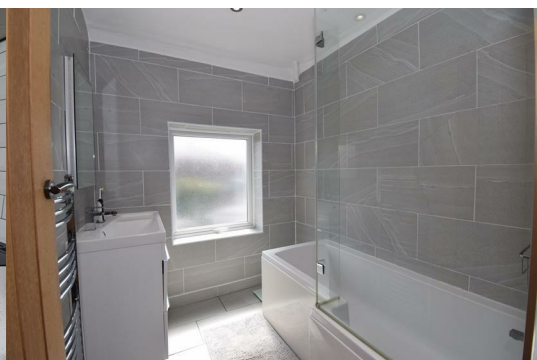
## 118 Harton House Road

South Shields, NE34 6EB

£189,950



Well positioned on a corner location and having a pleasant front aspect garden, double drive and South aspect rear patio garden with decking and lawn, this delightful semi-detached home presents an excellent opportunity for those seeking a comfortable and inviting home. Improved and renovated to a good standard with some lovely features including two tone kitchen diner, neutral decor, oak internal doors and a stylish bathroom. The home offers two well-proportioned bedrooms with wardrobes, a spacious lounge and the stylish bathroom with shower over the bath and a separate WC. Ideal for first-time buyers or those looking to downsize. Viewing is a must to appreciate



Entrance hall

Via a composite front door, stairs to the first floor

Living room 13'11" x 13'2" (4.26 x 4.03)

Mantel beam to the chimney breast with a stove effect display fire, bay window and radiator

Kitchen diner 17'2" x 7'2" (5.25 x 2.19)

Fitted with two tone colour wall and base units with contrast work surfaces housing an under bench sink unit, double filter hood, tiled splash backs and a built in cupboard, radiator

First floor

Landing with loft access via hatch and ladder, the loft having boarding for storage.

Bedroom 1 11'0" x 10'6" (3.36 x 3.21)

Fitted wardrobes, radiator

Bedroom 2 11'0" x 9'4" (3.36 x 2.85)

Fitted wardrobes, radiator

Bathroom 7'4" x 6'3" (2.25 x 1.91)

A modern styled bathroom with tiled walls and floor and a shower bath with mixer shower over having both drencher and spray shower heads, shower screen, wall hung vanity unit with a large wash basin, chrome towel radiator

Separate WC

Fully tiled walls and floor, corner wash basin and a WC

External

Good sized front gardens and a double drive for off street parking. Enclosed rear gardens with resin patio, rendered wall with lights , decking and a garden shed.

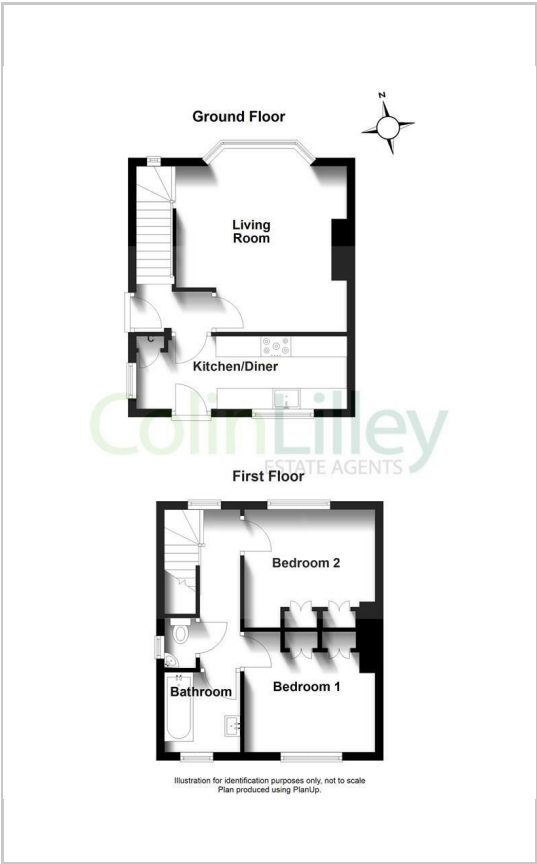
Note

Freehold Title, Council Tax Band B, Mains Services connected, Flood Risk very low. Broadband Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone, Three and EE likely

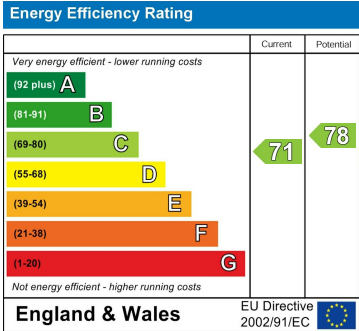
Area Map



Floor Plans



Energy Efficiency Graph



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