



## 109 Harton House Road

South Shields, NE34 6EB

£164,950



Well positioned in this popular street and not overlooked at the rear, this delightful semi detached home presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for first-time buyers or those looking to downsize. Recent upgrades include a replaced boiler (2 years old), pleasant décor and offers a ready to move into home. On offer is a lounge, kitchen with a cloaks WC and a conservatory off, a stylish bathroom with shower over the bath, separate WC, double glazing and gas central heating. Outside there are the gardens and a block paved drive. Viewing is a must to appreciate



## Entrance hall

Stairs to the first floor, radiator

## Living room 13'1" x 13'1" (4.01 x 3.99)

Bay window and a feature fire surround, gas fire and a radiator

## Kitchen 13'8" x 5'9" (4.19 x 1.77)

Fitted with base units and work tops housing a sink unit, gas on glass hob with oven under and filter hood over, integral washer, fridge and freezer, laminate floor and a radiator. Central heating boiler approx 2 years old

## Cloaks WC

Vanity unit with wash basin, WC

## Conservatory 9'4" x 8'8" (2.87 x 2.65)

French doors to the garden, laminate floor and a radiator

## First floor

Landing

## Bedroom 1 9'5" x 8'0" (2.88 x 2.45)

Built in wardrobes with mirrored sliding doors, radiator

## Bedroom 2 10'6" x 10'4" (3.21 x 3.15)

Radiator

## Bathroom 6'7" x 6'0" (2.01 x 1.85)

Bath with mixer shower over having both drencher and spray shower heads, shower screen, wash basin, part metro tiled walls and a tiled floor, towel radiator

## Separate WC

WC

## External

Front garden and a block paved drive for off street parking. To the rear of the home is garden area with paved patio, garden shed and fenced boundaries.

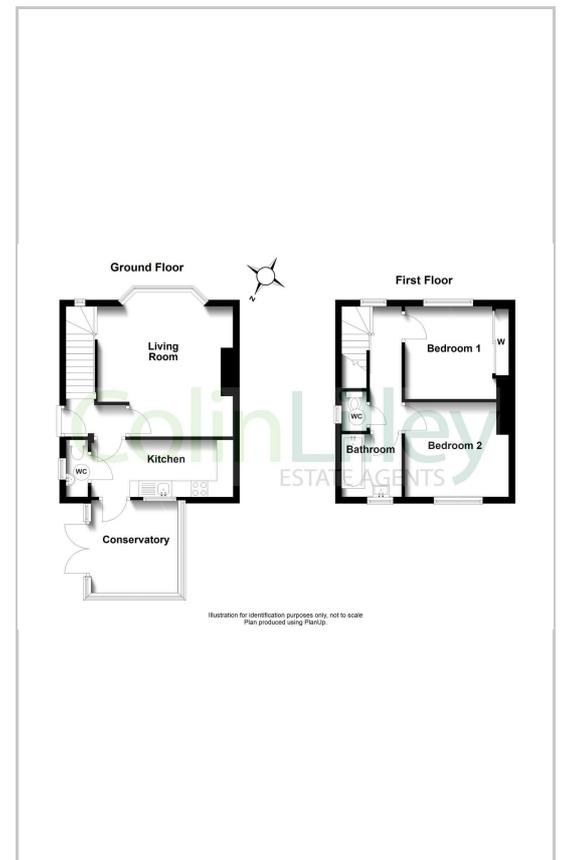
## Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 6 Mbps, Superfast 79 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin, Mobile Coverage O2, Three, Vodafone and EE all limited

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.