



Harton Grove

South Shields NE34 6LT

Welcome to this charming home on Harton Grove, a peaceful and inviting area renowned for its friendly community and convenient access to local amenities. The property offers a thoughtfully designed layout, featuring a practical lounge and a spacious reception room, the latter enjoying delightful views of the rear garden – perfect for relaxation or spending time with family and friends.

In addition, the home includes a dining room, kitchen, and conservatory, as well as four well-proportioned bedrooms, providing flexibility for families, guests, or a home office. A single bathroom is conveniently located, ensuring practical and easy access for all residents.

One of the standout features of this property is its vacant possession, allowing for a smooth and immediate move-in so you can start enjoying your new home without delay.

Externally, the property benefits from a spacious block-paved driveway, carport, and well-maintained front and rear gardens, complete with mature shrubs, a patio area, and a potting shed/outdoor storage.

Harton Grove combines a tranquil setting with excellent local amenities, making this home a wonderful opportunity for both families and professionals alike. Don't miss the chance to make this delightful house your own.

Offers in the region of £380,000

28 Harton Grove

South Shields NE34 6LT



- NO UPPER CHAIN
- FOUR BEDROOMS
- DETACHED GARAGE

- POPULAR LOCATION
- THREE RECEPTION ROOMS
- FREEHOLD

- SPACIOUS SEMI DETACHED HOME
- GENEROUS REAR GARDEN
- EPC TO FOLLOW

Sun Lounge

Entered through a uPVC glazed door with side panels, the sun lounge is a bright and airy space of generous proportions. The room benefits from five uPVC double-glazed windows, allowing for an abundance of natural light. Finished with neutral décor and a neutral carpet, the space offers an ideal setting for relaxation while enjoying views of the surrounding area.

Hallway

Presented with neutral décor, the hallway offers a welcoming entrance to the property. It benefits from an under-stairs storage cupboard and provides access to the lounge, reception room, dining room, and staircase leading to the first floor.

Lounge

A spacious and inviting front-aspect room, the lounge features neutral décor and a coordinating neutral carpet. Characterful details include an original bay window with stained glass, original coving and skirting boards, and an original wooden door. The room is centred around a marble feature fireplace with a gas fire and marble hearth, complemented by wall lights in the alcoves and a radiator, creating a warm and welcoming atmosphere.

Reception Room

A spacious rear-aspect room, the reception room is finished with neutral décor and coordinating neutral carpet flooring. Natural light floods through a sliding patio door, providing delightful views of the rear garden. The room retains original coving and skirting boards, along with an original wooden door. A feature fireplace with a gas fire and marble hearth is complemented by wall lights in the alcoves, creating a light-filled and pleasant space.

Dining Room

A spacious room with neutral décor and neutral carpet, the dining room features an original window with stained glass and wall lights. A wall-mounted electric fire provides a focal point, and the room offers convenient access to the kitchen via an original wooden door.

Kitchen

The kitchen is finished in neutral décor with neutral tile-effect flooring and features a range of neutral country-style wall and base units with contrasting black worktops. It is fitted with an integrated fridge freezer, electric double oven, gas hob, and integrated washing machine, complemented by a white composite sink with mixer tap. Two uPVC double-glazed windows allow natural light to fill the space, and a radiator adds warmth. The kitchen also provides access to the conservatory.

Conservatory

A light and airy space, the conservatory is finished in neutral décor with neutral tile-effect flooring. It features uPVC double-glazed windows and a uPVC glazed sliding patio door, providing access to the rear garden and offering delightful views of the outdoor space.

First Floor Landing

Finished in neutral décor with neutral carpet flooring, the landing is enhanced by a generous window overlooking the stairwell. It provides access to all bedrooms, the bathroom, and the separate WC.

Bedroom

A spacious front-aspect double room, finished in neutral décor with neutral carpet flooring. It features fitted wardrobes and a dressing table, a radiator, and a uPVC double-glazed bay window with stained glass, combining practicality with character.

Bedroom

A spacious rear-aspect room, finished in neutral décor with neutral carpet flooring. The room features fitted wardrobes and shelving with overhead storage, a uPVC double-glazed window, and a radiator.

Bedroom

A generous front-aspect double room, finished in neutral décor with neutral carpet flooring. The room includes a fitted wardrobe and shelving/bookcase, a uPVC double-glazed window, and a radiator.

Bedroom

A rear-aspect single room, finished in neutral décor with neutral carpet. The room features wall lights, a radiator, and a uPVC double-glazed window.

Bathroom

Finished in neutral décor with partially tiled walls and dark wood-effect vinyl flooring, the bathroom features a three-piece suite comprising a bath with mixer tap, pedestal sink with waterfall mixer tap, and a shower cubicle with electric shower. Additional fittings include ceiling spotlights, a shaver socket, a uPVC double-glazed window, a radiator, and access to the loft space.

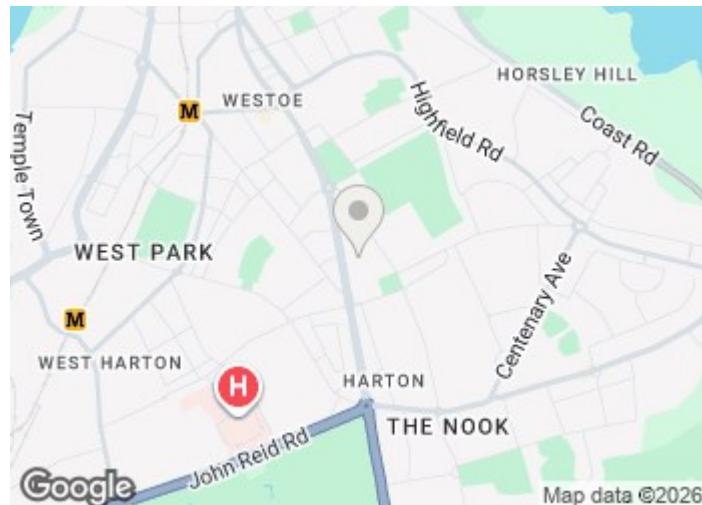
WC

Finished in neutral décor with partially tiled walls, the WC features a low-level toilet with a hidden cistern and a uPVC window.

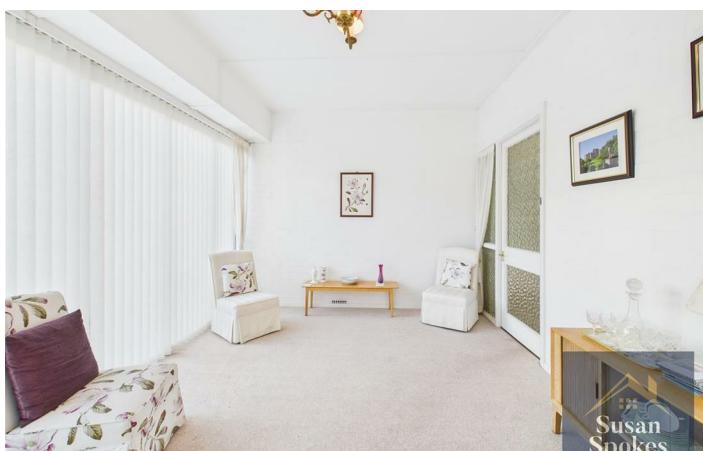
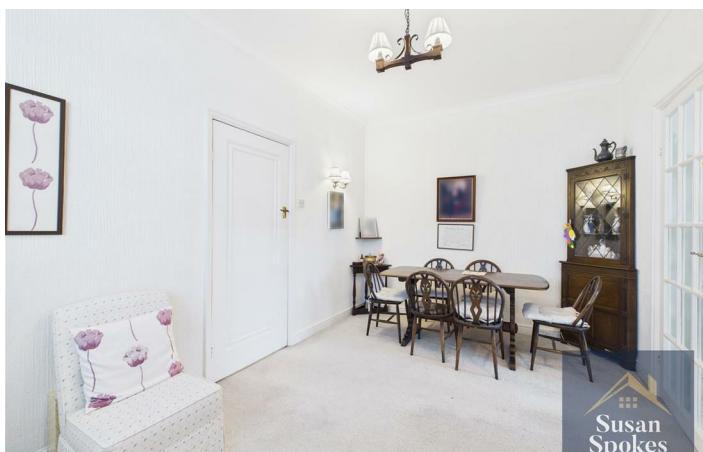
Garage

A detached garage with an up-and-over manual door and two windows, providing practical storage and parking space.

External



Directions





Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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