









Nestled at the tranquil head of a cul-de-sac on Palace Close in South Shields, this charming 3 bedroom Semi Detached house presents an excellent opportunity for families and first time buyers seeking a modern and low-maintenance home. The property boasts three well-proportioned bedrooms and a thoughtfully designed layout that promotes a seamless flow throughout.

Upon entering, you are greeted by a welcoming reception hall that leads to a convenient ground floor WC. The modern kitchen/diner is perfect for family meals and entertaining, while the inviting living room features French doors that open onto the south west-facing rear gardens, allowing natural light to flood the space. The first floor comprises three comfortable bedrooms and a family bathroom, ensuring ample space for relaxation and privacy.

This home is equipped with gas central heating and UPVC double glazing, enhancing both comfort and energy efficiency. Externally, the property offers parking for two vehicles at the front.

Situated in a highly sought-after area, this property is within easy reach of South Shields town centre, where a variety of local amenities await. Additionally, the stunning beaches along the South Shields coastline are just a short distance away, providing a perfect escape for leisure and recreation.

This well-presented home is sure to impress all who visit, and we highly recommend an immediate internal inspection to fully appreciate its charm and potential. Don't miss out on the chance to make this delightful property your own!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Hall



Radiator and stairs to first floor.

## Cloakroom/WC



Low level WC and washbasin, radiator, vanity shelf and double glazed window to front.

## Kitchen/Diner 16'1" x 12'2"



Range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, gas hob, cooker hood, dishwasher and washing machine. Space for American style fridge freezer. Double glazed window to front. Door to lounge.

## Lounge 13'8" x 15'10"



UPVC double glazed French patio doors to rear, 2x radiators and storage cupboard.

## First Floor Landing



Storage cupboard and access point to loft.

## Bedroom 1 9'3" x 13'9"



Double glazed window to rear, radiator and built in wardrobes.

## Bedroom 2 13'5" x 8'5"



Double glazed window to front and radiator.

## Bedroom 3 9'8" x 7'1"



Double glazed window to front and radiator.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, washbasin set into vanity unit and bath with shower over, LED mirror.

## Outside



Off street parking to the front for up to two vehicles, whilst to the rear an attractive south westerly facing garden with artificial lawn and block paved seating area.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if

contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Sea Road Viewings

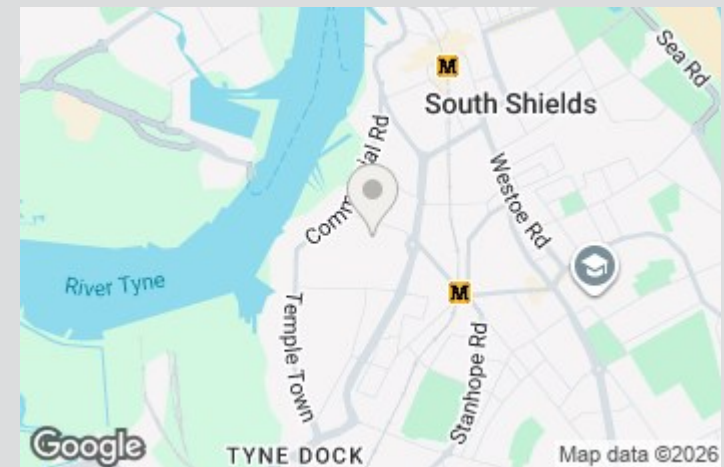
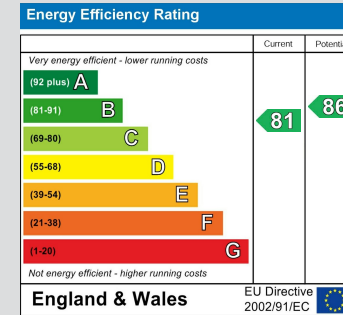
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



**First Floor**

**Approximate total area<sup>(1)</sup>**  
83.5 m<sup>2</sup>  
899 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.