



Harton House Road South Shields NE34 6EA

Situated on the sought-after Harton House Road, this two-bedroom semi-detached home is offered for sale with no upper chain and presents an excellent opportunity for a purchaser looking to update and personalise a property to their own requirements.

The property briefly comprises an entrance hallway, a well-proportioned lounge featuring a bay window and feature fireplace, and a fitted kitchen with a range of high-gloss units and integrated cooking appliances. To the first floor, there are two double bedrooms, both benefitting from fitted wardrobes, together with a wet room and separate WC.

Externally, the property enjoys a mature front garden with established planting, while to the rear is a pleasant south-facing garden, predominantly laid to lawn with mature shrub borders and a paved patio area. A detached garage with power and lighting provides useful storage and workspace.

Well placed for local amenities, schools and transport links, this property offers fantastic potential in a highly regarded residential location. Early viewing is highly recommended.

£175,000

136 Harton House Road

South Shields NE34 6EA



- TWO BEDROOM SEMI-DETACHED HOME
- DETACHED GARAGE WITH POWER AND LIGHTING
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS
- SOUGHT-AFTER HARTON HOUSE ROAD LOCATION
- SOUTH-FACING REAR GARDEN
- COUNCIL TAX BAND B
- NO UPPER CHAIN
- IDEAL OPPORTUNITY TO UPDATE AND PERSONALISE
- EPC TO FOLLOW

Entrance Hallway

Entered through a UPVC door, the hallway offers neutral décor, wood-effect flooring and a radiator. Stairs lead to the first floor, with access provided to the lounge and kitchen.

Lounge

The lounge features neutral décor with a contrasting feature wall and wood-effect flooring. A UPVC bay window together with an additional circular window allows for plenty of natural light. The room also benefits from a feature fireplace incorporating a gas fire, while a useful understairs storage cupboard provides practical storage space.

Kitchen

The kitchen is fitted with a range of white high-gloss wall and base units complemented by contrasting work surfaces and a stainless steel sink with mixer tap. Integrated appliances include an electric oven, gas hob and stainless steel extractor hood over, while plumbing is provided for a washing machine. The room features neutral décor with a contrasting feature wall, tile-effect laminate flooring and recessed spotlights. Two UPVC windows allow for natural light, while a partially glazed UPVC door provides access to the rear garden. A radiator completes the space.

First Floor Landing

The first-floor landing features neutral décor and

carpet flooring, with a UPVC window providing natural light. Recessed spotlights add illumination, while doors lead to two bedrooms, the bathroom and a separate WC.

Bedroom

A front-aspect double bedroom featuring neutral décor and varnished floorboards. The room benefits from a UPVC window, radiator and fitted sliding-door wardrobes, providing useful built-in storage.

Bedroom

A rear-aspect double bedroom with neutral décor and varnished floorboards. The room benefits from a UPVC window, radiator and fitted sliding-door wardrobes, offering useful built-in storage.

Bathroom

Configured as a wet room, the bathroom is fitted with wall cladding and benefits from a mains-fed shower. The suite includes a pedestal wash hand basin with stainless steel taps, while a heated towel radiator provides additional comfort. A UPVC window allows for natural light, with recessed spotlights completing the room.

W.C.

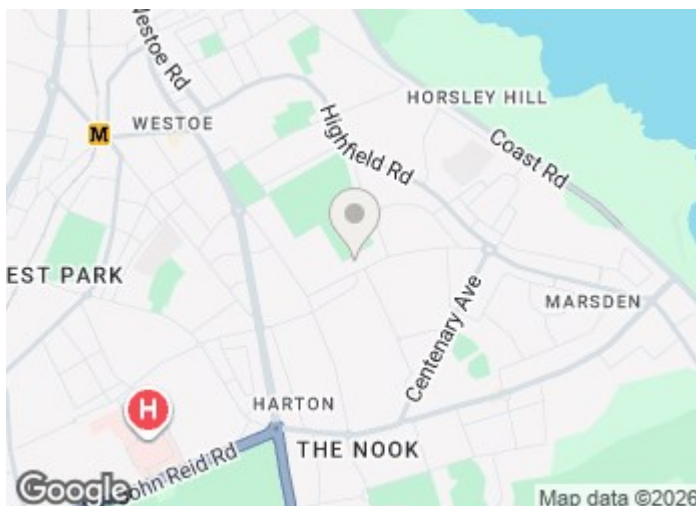
The separate WC features neutral décor and tile-effect laminate flooring. The room is fitted with a low-level WC and benefits from a UPVC window providing natural light, with recessed spotlights completing the space.

Garage

The detached garage is accessed via a manual up-and-over door and benefits from power and lighting. Two UPVC windows provide natural light, making it a useful space for storage, a workshop or general domestic use.

External

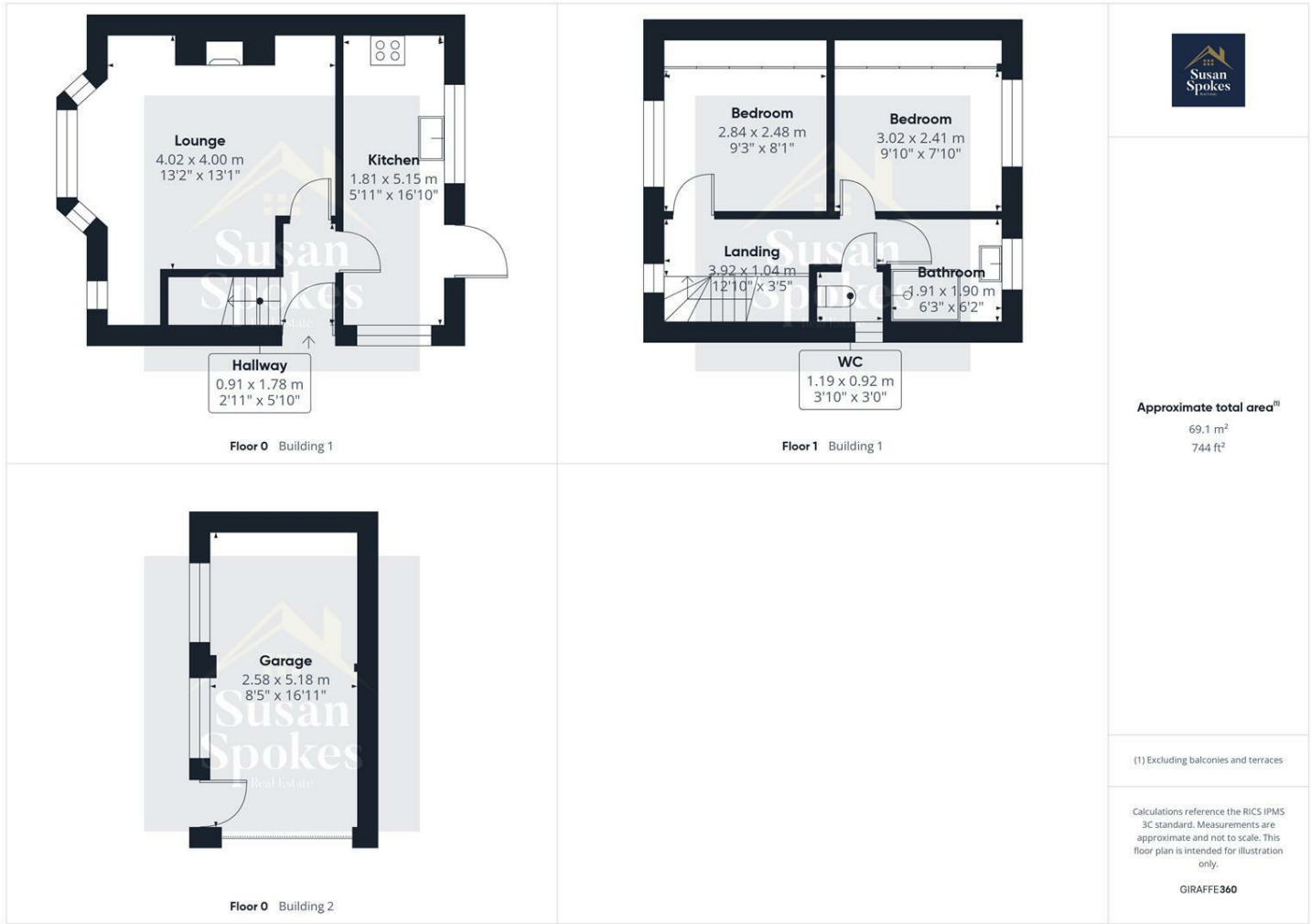
To the front of the property, there is a mature garden comprising established shrubs and planted borders. To the rear, the property enjoys a south-facing garden, predominantly laid to lawn and bordered by mature shrubs. A paved patio area provides space for outdoor seating, while direct access is available to the detached garage.



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