



## **38, Wharton Street, South Shields, Tyne & Wear, NE33 3JS**

Bettermove presents this 3 bed property consisting of kitchen, living room, bathroom and 3 bedrooms.

The property benefits from a new roof, UPVC double glazing and a combi gas central heating system.

This great 3 bed home is situated in an established residential location.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC </span>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC </span>		