ColinLilley
ESTATE AGENTS



31 Lilac Avenue

South Shields, NE34 7PD

£164,950

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Ideal for a couple or young family in this convenient location for the shops at The Nook and local parks. We are delighted to present a three bedroom Semi Detached home that has been upgraded with a fitted kitchen and bathroom with shower over the bath, air source heat pump for efficient heating, re roofed in its past and has a conservatory to the rear making the most of the southwest aspect. There is a separate WC to the first floor serving the three bedrooms and benefits that include a drive for off street parking and double glazing.







Entrance hall
With stairs to the first floor having a cupboard under, laminate floor and a radiator

Living room 14'9" x 10'5" (4.50 x 3.20)
With a bow window, feature fire surround with a gas fire, laminate floor and a radiator

Bathroom 7'4" x 5'10" (2.24 x 1.78)
A three piece suite in white comprising a bath with mixer shower over having both drencher and spray shower heads, vanity unit with wash basin and WC, tiled splash backs, towel radiator

Kitchen diner 14'9" x 10'5" (4.50 x 3.20)
A Wickes shaker style kitchen with wall and base units, contrasting work surfaces housing a sink unit, electric in duction hob with filter hood over, eye level oven, integrated fridge freezer, tiled splash backs, LVT floor and French doors to the conservatory

Conservatory 9'6" x 8'6" (2.90 x 2.60)
French doors to the garden

First floor
Landing with a built in cupboard

Bedroom 1 14'9" x 10'7" (4.50 x 3.25)
Built in cupboard, radiator

Bedroom 2 10'7" x 9'3" (3.25 x 2.84)
Radiator

Bedroom 3 10'7" x 6'6" (3.25 x 2.00)
Built in cupboard housing a boiler for the hot water

Separate WC
A useful separate WC off the landing

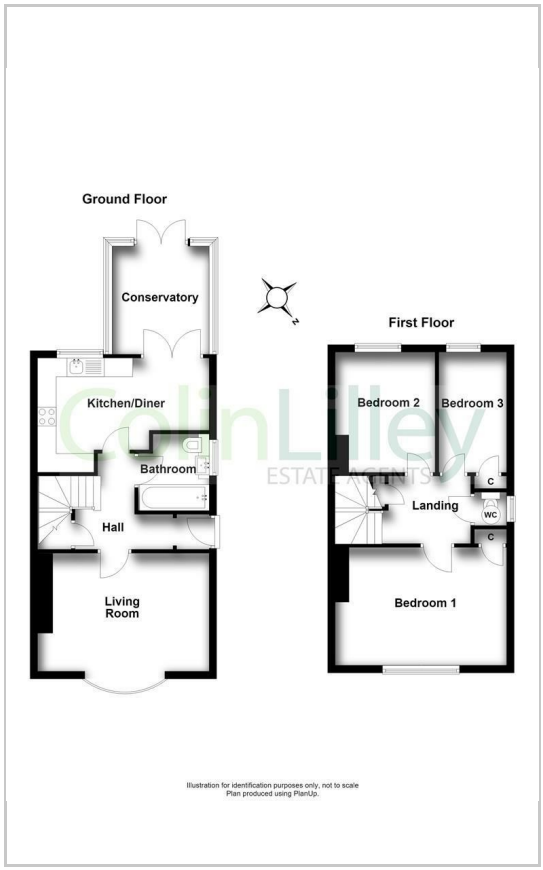
External
Block paving to the front and a concrete drive for off street parking. To the rear, the gardens have a great south west aspect with paved patio and gravel areas

Note
Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 7 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, EE and Three limited

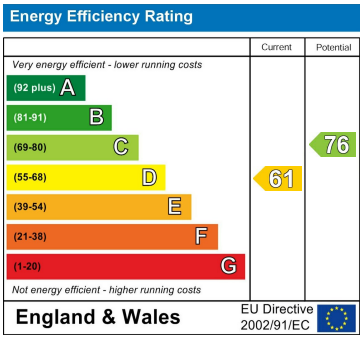
Area Map



Floor Plans



Energy Efficiency Graph



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