



## 33 High Meadow

South Shields, NE34 6JG

**£242,500**



Delighted to offer this impressive, fully renovated and extended Semi Detached Home in this sought after location. The home has been re roofed, rendered, reskinned in part and comes with a modern fitted kitchen and bathroom, has a wonderful media wall to the lounge and the extension is a garden room at the rear. On offer are three bedrooms, lounge, dining room, garden room, kitchen and the bathroom. With a double block paved front hard stand and a shared drive to the rear garage, we urge an early viewing to fully appreciate.



## Entrance porch

Via a composite front door and through to

## Entrance hall

Stairs to the first floor with a cupboard under housing the central heating boiler, half feature panelled walls, laminate floor and a radiator

## Living room 14'5" x 10'2" (4.41 x 3.10)

A wonderful media wall with a contemporary electric fire and alcove niches/display nooks with lighting, bay window and a radiator

## Dining room 9'9" x 9'2" (2.99 x 2.80)

Built in cupboard, laminate floor, column style radiator and open to the garden room

## Garden room 10'5" x 9'0" (3.20 x 2.76)

Overlooking the rear garden and having laminate floor and a radiator

## Kitchen 9'6" x 8'7" (2.92 x 2.63)

Fitted with a range of handle less black gloss wall and base units with contrasting work surfaces housing a sink unit, gas hob with oven under and filter hood over, integral fridge freezer, washer and dishwasher, part tiled walls, spot lights and laminate floor

## First floor

Landing with a radiator. The loft is accessed via a hatch and ladder, and has some boarding

## Bedroom 1 12'3" x 10'0" (3.74 x 3.06)

Wardrobes with sliding doors, radiator

## Bedroom 2 10'6" x 9'0" (3.21 x 2.75)

Radiator

## Bedroom 3 7'6" x 7'5" (2.30 x 2.28)

Radiator

## Bathroom 8'3" x 4'9" (2.52 x 1.46)

Shower bath with mixer shower over having both drencher and spray shower heads, shower screen, vanity unit with wash basin, WC, tiled walls and floor, towel radiator

## Garage

Set to the rear and now with a single courtesy door, the garage is utilised for storage and makes for useful extra space

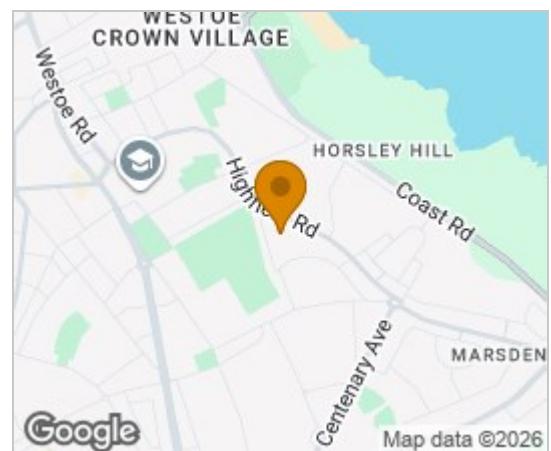
## External

A full double block paved hard stand to the front with a shared drive to access the garage at the rear. The rear garden has a patio and slate shale for ease of maintenance.

## Note

Freehold title, Council tax band C, Mains services connected, Flood risk low. Broadband Basic 7 Mbps, Superfast 55 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 likely, Vodafone, EE and Three limited.

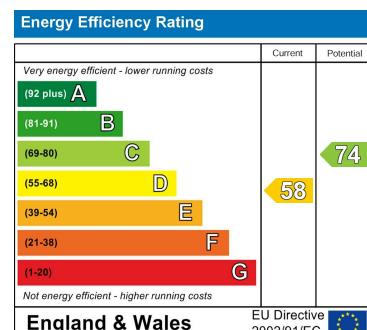
## Area Map



## Floor Plans



## Energy Efficiency Graph



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