



## 18 Hyperion Avenue

South Shields, NE34 9AE

£172,500



We are delighted to offer this well loved, cared for and maintained charming semi detached house which presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two well proportioned reception rooms and a rear extension with the fitted kitchen diner, comes with two comfortable bedrooms and a bathroom with shower over the bath. Outside, the home is situated on garden plot with a block paved drive to an attached garage. Benefits include central heating , double glazing and offered with No Onward Chain, viewing a must to fully appreciate what is on offer



## Entrance

PVCu door opens into the open plan dining room

## Dining room 16'0" x 9'8" (4.88 x 2.96)

Stairs to the first floor, built in cupboard, laminate floor and a radiator. Sliding doors from the living room and open to the kitchen diner.

## Living room 16'0" x 9'10" (4.88 x 3.00)

Bay window, feature fire surround, laminate floor and a radiator

## Kitchen diner 14'9" x 8'6" (4.52 x 2.60)

A shaker styled fitted kitchen with a range of wall and base units housing a sink unit, gas hob with oven under, pantry cupboard, tiled splash backs, laminate floor and French doors to the garden

## First floor

Landing

## Bedroom 1 11'1" x 10'0" (3.40 x 3.07)

Radiator

## Bedroom 2 10'0" x 8'7" (3.07 x 2.64)

Radiator

## Bathroom

A three piece suite in white comprising a bath with mixer shower over with shower screen, wash basin and WC, part tiled walls and a tiled floor, towel radiator

## Garage

A large single garage with an electric roller door, power and light, courtesy door to the garden

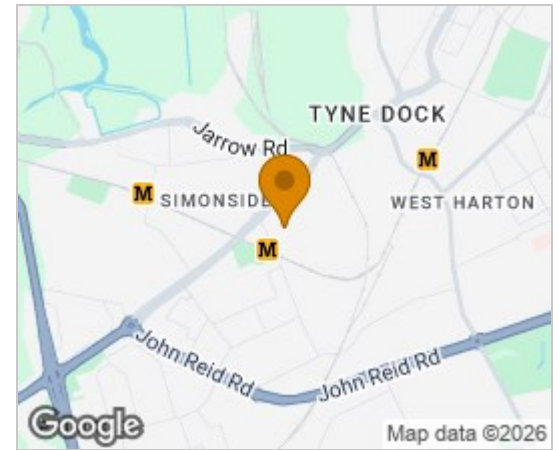
## External

To the front is a generous block paved drive for ample off street parking, whilst to the rear is a fenced garden with decking and synthetic grass.

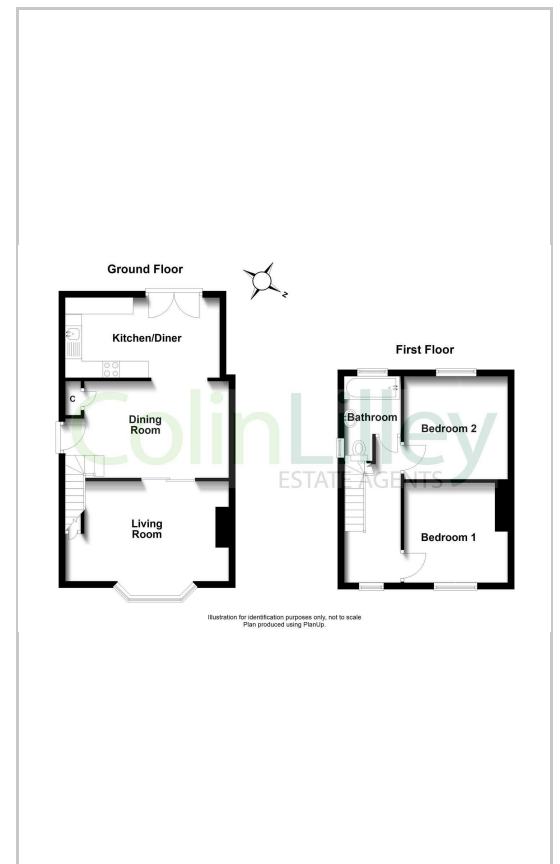
## Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 78 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone, EE and Three limited

## Area Map



## Floor Plans



## Energy Efficiency Graph

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		61	74
EU Directive 2002/91/EC			

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