



30 Dartford Road

, South Shields, NE33 3NL

Offers Around £345,000



A superb three bedroom Semi Detached Home on this ever popular street close to the coast and one with the superb sized South West aspect gardens. This well presented home offers a porch and hall, lounge with doors through to a rear sitting / dining room that opens to a fitted kitchen. The three good bedrooms are served by a large contemporary modern wet room. Outside the gardens, drive and garage benefit the home which comes double glazed and centrally heated. Viewing a must.



Entrance porch

Tiled floor and through to

Entrance hall

Stairs to the first floor, column radiator

Living room 12'0" x 11'2" (3.66 x 3.41)

With bay window, fire surround with gas fire, column radiator and double doors through to the rear dining/sitting room

Dining room 16'4" x 12'0" (5.00 x 3.67)

Polished stone fire surround with gas fire, French doors to the garden, laminate floor and column radiator. Open arch to the kitchen

Kitchen 14'0" x 6'3" (4.27 x 1.91)

Fitted with wall, base units and work surfaces housing a sink unit, gas hob with oven under and filter hood over, integral fridge freezer, dishwasher and washer, laminate floor and column radiator, door to the garden

First floor

Landing with loft access via a ladder. We are informed the loft has some boarding and a light

Bedroom 1 13'7" x 11'6" (4.16 x 3.53)

To the rear with square bay window with plantation shutters, laminate floor and a radiator

Bedroom 2 11'7" x 11'3" (3.55 x 3.43)

Bay window and radiator

Bedroom 3 7'3" x 6'7" (2.21 x 2.02)

Radiator

Shower room

A superb shower/wet room with walk in wet area with shower having a drencher shower head and hair washing shower, vanity units with a wash basin, electric wash and dry WC, non slip floor, spot lights, tiled walls and a towel radiator

Garage

A single garage with up and over door and courtesy door to the garden. There is a block paved drive for extra off street parking

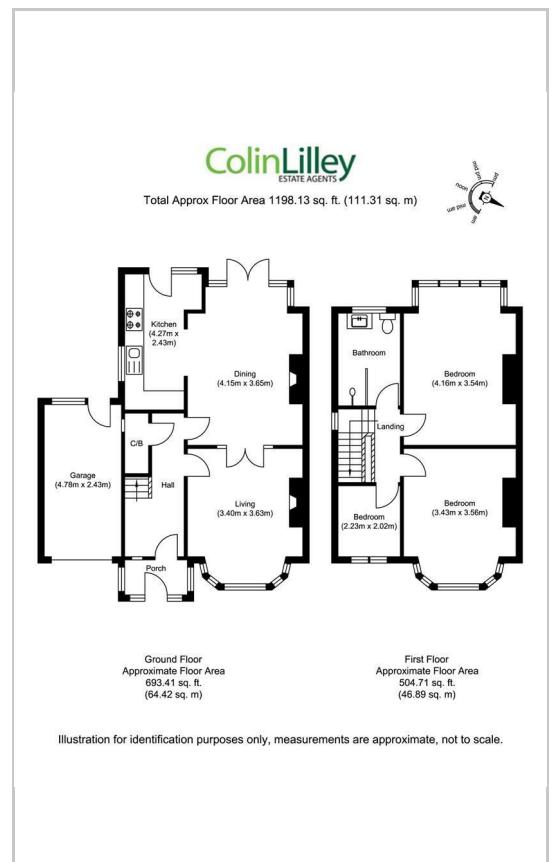
External

Superb long rear gardens with South West aspect. The gardens have lawns and two paved patio areas and external power points

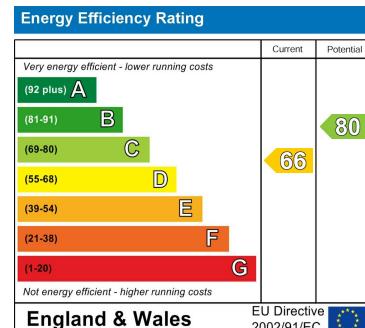
Area Map



Floor Plans



Energy Efficiency Graph



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