



20 Fairholme Avenue

South Shields, NE34 6DB

£265,000



We are delighted to bring to the market this lovely well placed and situated Semi Detached Bungalow in the heart of Harton on a mature garden plot. Offering well proportioned and maintained accommodation suitable for a couple or those downsizing. On offer are two bedrooms, a modern styled shower room, lounge through to a rear dining room, conservatory and a fitted kitchen . Outside is a good sized garden with ample block paved drive to a detached garage with an electric door. Benefits include gas central heating, double glazing and offered with No Onward Chain, this is a super proposition in a sought after location.



Entrance lobby
Through to

Entrance hall
Built in cupboard and a radiator. There is loft access from the hall.

Living room 13'6" x 12'1" (4.14 x 3.70)
To the front with a feature fire surround and gas fire, coving and a radiator, arch through to

Dining room 13'7" x 13'5" (4.15 x 4.11)
Set to the rear and with a basket style electric fire set into the chimney breast. There are French doors to the conservatory, coving and a radiator

Kitchen 12'3" x 7'3" (3.75 x 2.23)
Fitted with a range of wall, base units and work surfaces housing a sink unit, gas hob, eye level oven, space for appliances, tiled walls, spot lights and Amtico flooring. Door to the conservatory

Conservatory 9'10" x 9'10" (3.00 x 3.00)
Overlooking the rear gardens with French doors for access, Amtico flooring and two radiators.

Bedroom 1 13'3" x 11'3" (4.06 x 3.45)
Fitted wardrobes and a radiator.

Bedroom 2 13'7" x 7'10" (4.15 x 2.41)
Fitted wardrobes and over head storage, radiator

Shower room
A modern styled shower room with a large shower area with mixer shower, vanity units housing a wash basin, WC, tiled walls and clad ceiling with spot lights, towel radiator

Garage
A single detached garage with an electric door and courtesy door to the garden.

External
Block paved frontage and drive for ample off road parking. To the rear are paved patio areas designed to catch the summer sun through various times of the day, lawns, mature planting and side gate to the drive.

Note
Freehold Title. Council Tax Band C. Mains Services Connected. Flood Risk, none. Satellite/Fibre TV Availability BT and Sky. Broadband Basic 5 Mbps, Superfast 44 Mbps, Ultrafast 1000 Mbps. Mobile Coverage Vodafone, O2, Three and EE

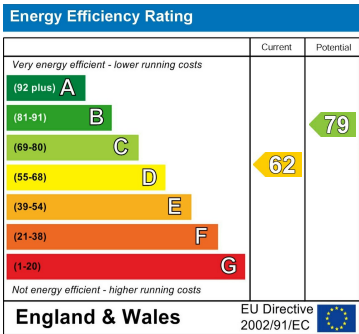
Area Map



Floor Plans



Energy Efficiency Graph



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