



## 126 Quarry Lane

South Shields, NE34 7RD

**£105,000**



In a great location for local shopping at The Nook and for walks to the Marsden Coast and Cleaton Hills a Semi Detached home ideal for the first time buyer or couple. Freshly decorated and with some new floor coverings, the home has a new modern fitted kitchen diner, offers a ground floor wet room, lounge and then to the upstairs, two bedrooms. Outside there are good sized South aspect gardens with a raised deck area and the home benefits from gas central heating, double glazing and No Onward Chain. Early viewing a must



## Entrance hall

With stairs to the first floor, laminate floor.

## Living room 13'11" x 11'9" (4.26 x 3.60)

Laminate floor and a radiator

## Kitchen diner 13'1" x 10'5" (4.00 x 3.20)

A new fitted kitchen with modern white units comprising wall, base units and contrasting work surfaces housing a sink unit, electric hob and oven, tiled splash backs, built in cupboard, composite door to the rear garden, laminate floor and a radiator

## Wet room

Non slip floor and clad walls with shower area having an electric shower, wash basin and WC, radiator

## First floor

Landing

## Bedroom 1 13'10" x 11'9" (4.24 x 3.59)

Built in cupboard, great raised views across the town and towards North Shields

## Bedroom 2 13'10" x 6'4" (4.24 x 1.95)

Central heating boiler, radiator

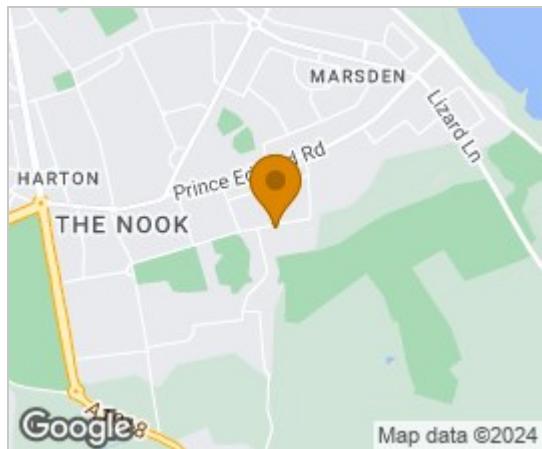
## External

Front lawned garden. Rear good sized South Aspect gardens with lawns and path leading to a raised decked area to maximise the summer sun. There is a garden shed and an outside tap

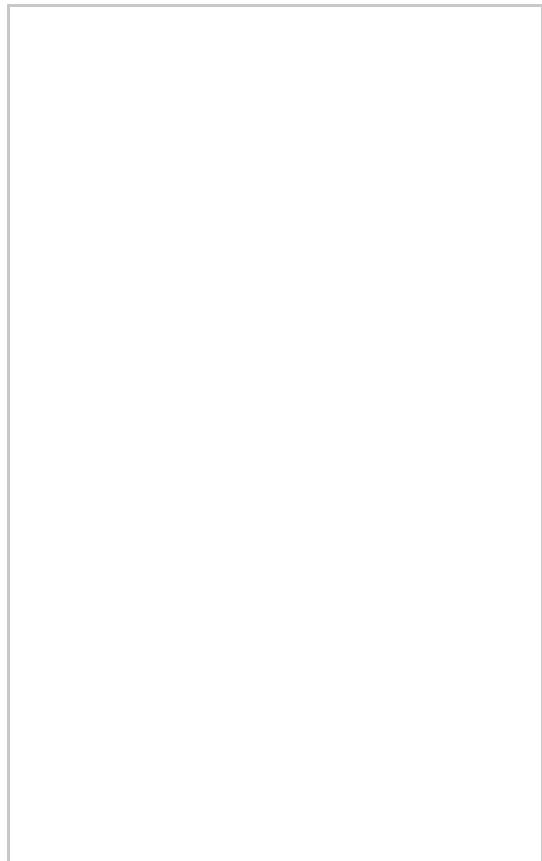
## Note

Freehold Title, Council tax Band A, Mains services, Flood Risk very low, Broadband Basic 3 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT, Sky and Virgin. Mobile Coverage, Three good, O2, Vodafone and EE fair.

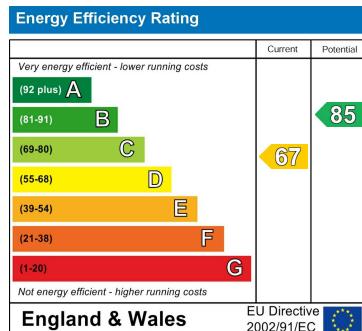
## Area Map



## Floor Plans



## Energy Efficiency Graph



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