



## 27 Cauldwell Avenue

South Shields, NE34 0SB

£340,000



Ideal for those looking for a bit of character and charm in this prestigious location with good local schools, parks and transport to town. A period double fronted terraced home offering spacious three double bedroom accommodation that has been upgraded and stylishly renovated to provide attractive family sized accommodation. Set back from the road and with a large paved drive for multi vehicle parking whilst to the rear a decent sized stone paved garden with decking and garden walls reflecting the summer sun. Inside the home has a lounge, an open plan sitting/dining room to the fitted kitchen area, useful utility and a cloaks WC. Upstairs are the deceptively spacious double bedrooms and a lovely bathroom with shower over the bath. Benefits include gas central heating, double glazing with some recently replaced windows, new guttering, extensive roof maintenance, fresh décor and some new flooring. Viewing a must to fully appreciate.



### Entrance porch

PVCu door and glazed side panels through to the porch and into the hall

### Entrance hall

Stairs to the first floor, LVT flooring

### Living room 16'6" x 11'0" (5.03 x 3.36)

A lovely light and cosy room with bags of character. The room has a bay window, oak mantel beam over a feature chimney with exposed brickwork, ceiling coving and a radiator

### Sitting room/ dining room 31'0" max x 11'4" (9.45 max x 3.46)

Open plan to the kitchen, the room comes with a bay window, wall hung electric fire, spot lights, LVT flooring throughout and a radiator, opening through to the kitchen area.

### Kitchen breakfast area

Fitted with wall and base units with contrast work surfaces housing a sink unit, electric hob with oven under and filter hood over, dishwasher larder style cupboard, tiled splash backs, breakfast bar, spot lights and French doors to the garden, LVT floor

### Utility

Plumbed for a washing machine, tiled floor and a radiator.

### Cloaks WC

Wash basin and WC, tiled floor and a radiator

### First floor

Landing

### Bedroom 1 13'10" x 10'8" (4.23 x 3.27)

A lovely light double bedroom with radiator

### Bedroom 2 13'8" x 15'4" max (4.17 x 4.69 max)

A super large second double bedroom, light and airy with two front facing windows, radiator

### Bedroom 3 12'1" x 10'5" max (3.69 x 3.19 max)

A double bedroom with radiator

### Bathroom

A superb styled bathroom comprising a bath with mixer shower having both drencher and hair washing shower heads, shower screen, vanity unit with wash basin, WC, partial tiling, spot lights and a radiator

### External

A good sized enclosed rear stone paved patio garden with decking, some new walling and fencing creating a lovely private space for catching the afternoon sun. There is external power. To the front is a full block paved drive for multi vehicle parking.

### Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk none. Broadband Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three, EE and Vodafone all likely

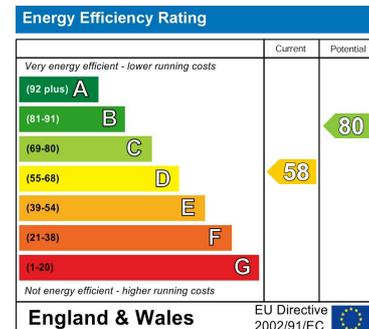
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.