



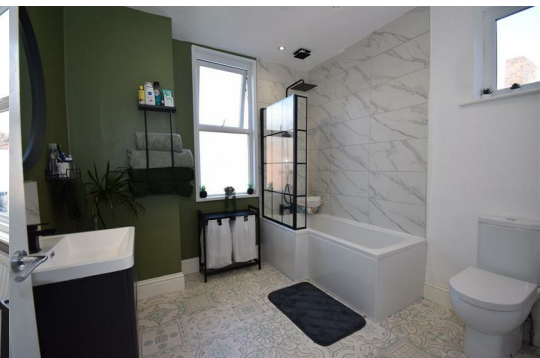
## 37 Trajan Avenue

South Shields, NE33 2AN

£269,950



Within a short walk to the North Marine Park and all the wonderful coastline has to offer, we are delighted to present this period Terraced Home offering generous room sizes and being ideally located for both the coast and town centre. The home has been maintained and wonderfully presented, comes with a new roof, fascias and gutters, new external doors and offers lovely spacious rooms with the hub of the home being a 25ft kitchen diner with breakfast bar. The stylish bathroom has matt black fittings and the neutral decor offers a turn key home, ready to occupy. Benefits include gas central heating, double glazing, a yard with double gates and the close proximity to the wonderful parks and coastline.



## Entrance lobby

Via a composite front door and tiled floor, through to

## Entrance hall

Stairs to the first floor, radiator

## Living room 13'10" x 13'9" (4.23 x 4.20)

Bay window with panelling, coving and a radiator

## Sitting/dining room 13'8" x 11'5" (4.17 x 3.50)

French doors to the rear, coving and a radiator

## Kitchen diner 25'8" x 8'9" (7.83 x 2.68)

A superb sized room being the hub of the house and well fitted with a range of wall and base units with breakfast bar area. There's a sink, electric hob with oven under and filter hood over, tiled splash backs, spotlights, a large built in understairs cupboard and a radiator

## First floor

Half landing and landing with a radiator. There is loft access with the loft having some boarding.

## Bedroom 1 13'10" x 11'5" (4.23 x 3.50)

Bay window, coving and a radiator

## Bedroom 2 13'8" x 11'5" (4.17 x 3.50)

Radiator

## Bedroom 3 10'5" x 6'6" (3.20 x 2.00)

Radiator

## Bathroom 8'9" x 8'8" (2.68 x 2.66)

A great sized bathroom, nicely styled with matt black fittings comprising a shower bath with mixer shower over having both drencher and spray shower heads and a shower screen, wall hung large vanity unit with wash basin, WC, tiled splash back areas, spot lights and a towel radiator

## External

Rear yard with double gates for access and an outside tap. Front walled forecourt area

## Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 likely, Vodafone, EE and Three limited.

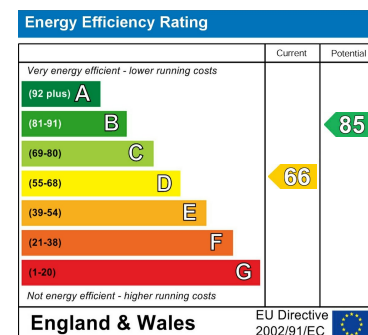
## Area Map



## Floor Plans



## Energy Efficiency Graph



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