



26 Dulverton Avenue

South Shields, NE33 4UD

£239,950



A great family home with South West aspect garden and in a superb location for schools and local facilities. On offer is a three bedroom Semi Detached home with side garage, utility and kitchen extension which offers that extra useable living space for a family buyer or couple. There is a good sized shower room, two reception rooms and benefits of gas central heating, double glazing, block paved drive in front of the garage and potential to reinstate rear access for additional parking if required. Offered with no onward chain, this home is sure to impress so viewing is a must.



Entrance hall

Stairs to the first floor, cupboard under, laminate floor and a radiator

Living room

Polished stone fire surround with a gas fire, bay window and a radiator

Sitting room

To the rear with patio door to the garden, radiator and opening through to the kitchen diner

Kitchen diner

Fitted with a range of wall and base units with work surfaces housing a sink unit, electric cooker, tiled splash backs and laminate floor. there is a door to the utility

Utility

Sink unit and work top, plumbed for a washer, door to the garage

First floor

Landing

Bedroom 1

To the front with a radiator

Bedroom 2

To the rear with a range of wardrobes, storage and drawers, radiator

Bedroom 3

Radiator

Shower room

A large shower enclosure with mixer shower, wash basin and WC, laminate ceiling and spot lights, tiled walls and floor, radiator

Garage

To the side of the home with an electric roller door and the central heating boiler.

External

Lovely South West aspect rear lawned gardens, ideal for families and catching the summer sun. There is rear hard stand and potential for access to be re commissioned to Birchington Avenue if required. Greenhouse, shed and tap. To the front is a block paved drive for off street parking and a lawned garden.

Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk Very Low. Broadband Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite /Fibre TV Availability BT and Sky. Mobile Coverage O2 and Vodafone likely, Three and EE limited

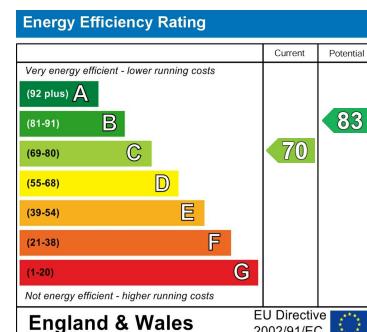
Area Map



Floor Plans



Energy Efficiency Graph



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