



## 56 Turner Avenue

South Shields, NE34 8NT

£145,000



Delighted to offer this great first home and ideal for a young family, a three bedroom End Link that has it all. From the west aspect gardens with new stone patio, to the large conservatory, a fitted kitchen with hardwood tops and a breakfast bar, the home offer great accommodation on this ever popular development. There is a block paved drive for off street parking, lounge that accesses the conservatory which in turn leads back through to the kitchen. Upstairs there are the three bedrooms and a fully tiled bathroom with a four piece suite including a separate shower enclosure. Early viewing a must.



## Entrance

The entrance is open into the kitchen diner. there are stairs to the first floor

## Kitchen diner 17'6" x 9'5" (5.35 x 2.89)

Fitted with a range of wall and base units with hardwood work surfaces into a breakfast bar area. Housed is a sink unit, five burner gas hob with oven under and filter hood over, dishwasher, American style fridge freezer, tiled splash backs and a radiator. French doors to the conservatory.

## Living room 18'6" x 11'11" (5.65 x 3.64)

A lovely spacious living room with a bow window to the front and patio door to the conservatory, arch through to the kitchen, radiator

## Conservatory 17'9" x 10'4" (5.43 x 3.17)

A large conservatory with west aspect and glass self cleaning roof, tiled floor and French doors for access, two radiators

## First floor

Landing with built in cupboard housing the central heating boiler. There is loft access with some boarding.

## Bedroom 1 11'10" x 10'11" (3.63 x 3.35)

Wardrobes with sliding door, radiator

## Bedroom 2 11'1" max x 9'8" (3.39 max x 2.96)

Radiator

## Bedroom 3 9'5" x 7'5" (2.88 x 2.27)

Radiator

## Bathroom

A fully tiled bathroom with a four piece suite comprising a corner bath, wash basin and WC, separate shower enclosure with mixer shower having both drencher and spray shower heads, tiled floor and a towel radiator

## External

Block paved double drive to the front for off street parking. Lovely west aspect rear garden with new patio and gravel areas, a super large workshop/man cave with power, light and metal workbench, second shed and an outside tap.

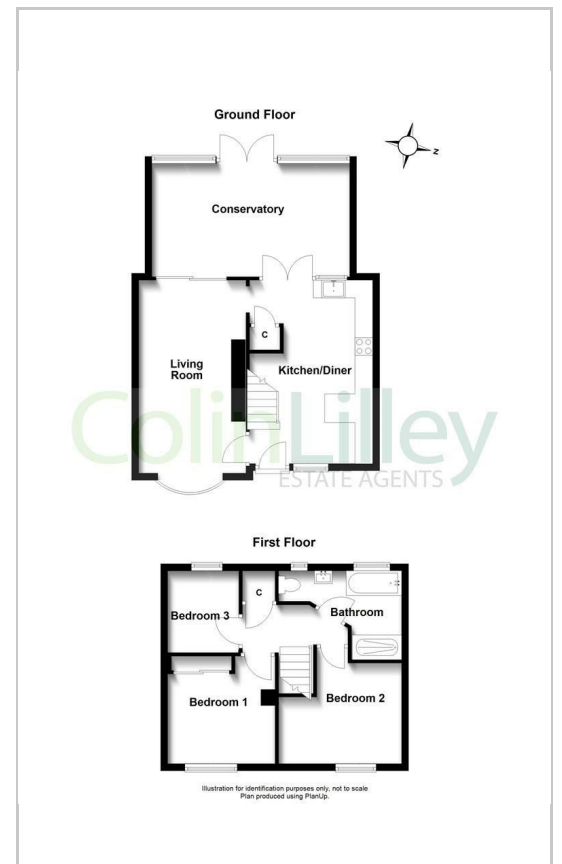
## Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 7 Mbps, Superfast 48 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin, Mobile Coverage O2 likely, EE, Three and Vodafone limited

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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