



40 Oxford Avenue

South Shields, NE33 4TP

Offers Around £210,000



A superb proposition for the family buyer, an extensively renovated, re modelled and extended traditional terraced home in this popular location for Schools and access to town. The home has a stylish fitted Wren kitchen diner with island unit and French doors to the rear 'yarden' with parking, offers two reception rooms, a fabulous large four piece bathroom with roll top bath and separate shower enclosure, and three bedrooms. Benefits include central heating, fresh plaster work, fresh decor, some new flooring, double glazing and is offered with No Onward Chain making viewing a must to fully appreciate.



Entrance lobby

Through to

Entrance hall

Stairs to the first floor, radiator

Cloaks WC

Wash basin and WC, radiator

Living room 14'4" x 13'10" (4.38 x 4.21)

Bay window, radiator

Sitting room 13'11" x 12'11" (4.25 x 3.93)

Alcove cupboard, radiator

Kitchen diner 20'4" x 12'4" max (6.20 x 3.75 max)

An extended room with French doors to the rear and velux sky light. There's a Wren fitted kitchen comprising wall, base units and hardwood work surfaces. A central breakfast Island has a Belfast style sink and concealed spaces for a washer and dishwasher. Housed is an Induction hob with filter hood over and an electric oven, space for a fridge freezer. Built in pantry cupboards, spot lights and a radiator

First floor

Landing and half landing, period fitted cupboards.

Bedroom 1 14'6" x 10'8" max (4.41 x 3.25 max)

Bay window, radiator

Bedroom 2 13'2" x 13'0" (4.01 x 3.95)

Radiator

Bedroom 3 10'11" x 5'10" (3.32 x 1.79)

Radiator

Bathroom 11'7" x 10'2" (3.53 x 3.09)

A superb sized bathroom with four piece suite comprising a double ended slipper bath, wash basin and WC, step in shower area with mixer shower having a drencher shower head and hair washing shower, walk in cupboard, tiled floor, spot lights and radiator

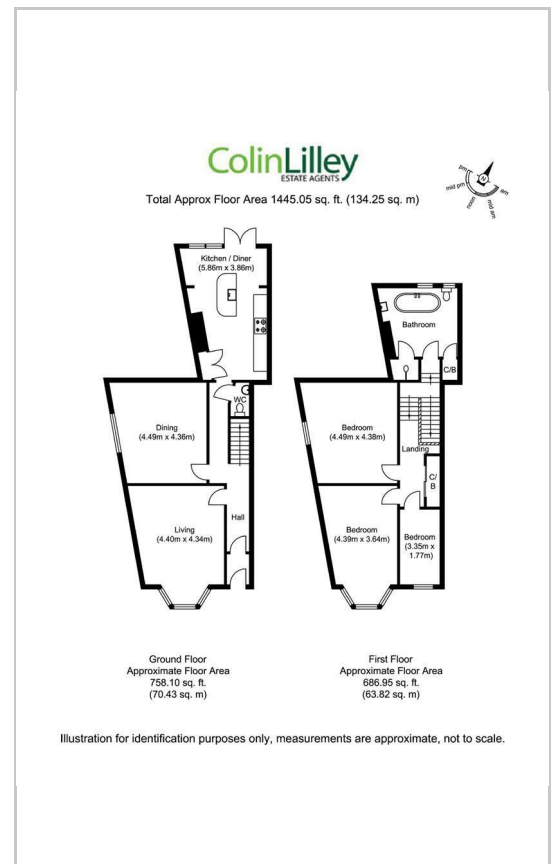
External

Rear Yarden with painted walls and synthetic grass. There's a roller garage door for access

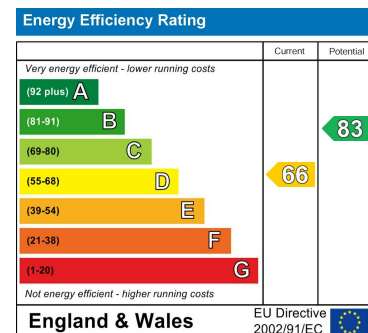
Area Map



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.