



40 Dykelands Way

South Shields, NE34 9HA

£175,000



Located on the popular Brosley Estate, this well-presented two bedroom semi detached home is ideal for first-time buyers, couples, or small families. The property offers two well-proportioned bedrooms and a practical layout throughout. To the rear, the west facing garden enjoys plenty of afternoon and evening sun, making it perfect for relaxing or entertaining. Internally there is a new fitted kitchen that opens to the conservatory overlooking the garden whilst outside, there is a garage and drive for two cars. Well positioned for local amenities, schools, and transport links, this property offers a great opportunity to step onto the property ladder. Early viewing is recommended.



Entrance porch

Through to

Living room 15'10" x 12'4" (4.84 x 3.76)

Stairs to the first floor, laminate floor and a radiator

Kitchen 12'4" x 8'8" (3.76 x 2.66)

A new fitted kitchen comprising wall and base units with a sink unit, induction hob with filter hood over and oven under, tiled splash backs, laminate floor and open through to the conservatory

Conservatory 9'2" x 7'11" (2.81 x 2.43)

Single door to the garden, laminate floor and a radiator

First floor

Landing

Bedroom 1 12'4" x 8'10" (3.76 x 2.71)

To the rear of the home with a radiator

Bedroom 2 12'4" x 7'6" (3.76 x 2.30)

Radiator

Bathroom

A three piece suite in white comprising a bath with mixer shower tap, wash basin and WC, built in stairhead cupboard, tiled walls and floor

Garage

A single garage to the side of the home with an up and over door and courtesy door. The garage has plumbing for the washer, houses the central heating boiler and has a tap.

External

Front garden and a block paved drive in front of the garage for parking for two cars. To the rear is a west aspect garden with patio area making this an ideal sun trap and a place to sit and relax

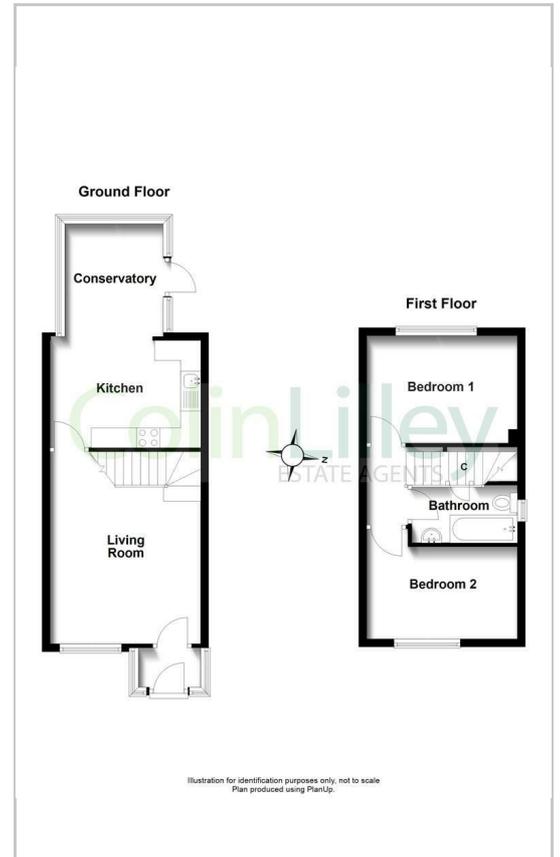
Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 1 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, Three and EE limited.

Area Map



Floor Plans



Energy Efficiency Graph

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

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.