



19 Hylton Avenue

South Shields, NE34 7SD

£245,000



Stunning and contemporary open plan designed family Semi Detached Home with superb fitted kitchen dining family space overlooking the landscaped gardens, ready to occupy and get on with life. The home has a new stylish fitted bathroom, comes with quality wood and tiled floors with a lovely open plan lounge to the front warmed by a multi fuel stove and with herringbone oak flooring. Certainly the hub of the home is the rear family dining kitchen area with island unit and modern kitchen opening into the large conservatory that over looks the gardens. There is a valuable utility room, three bedrooms, two with fitted wardrobes and the landscaped gardens with slate effect tiled patio and synthetic grass. No Onward Chain, viewing a must



Entrance porch

Via a composite front door and through to

Living room

A lovely large open plan living room with stairs to the first floor having oak and glazed balustrade. cupboard under. There is a wonderful multi fuel burning stove set on a hearth with a mantel beam above, oak herringbone flooring, spot lights and a column style radiator. Oak and glazed door through to

Kitchen diner

An amazing open plan space and the hub of the home set across the rear of the property and open plan into the conservatory. The contemporary design kitchen has wall and base units with polished stone tops and a central dining/breakfasting island housing the induction hob. There is an under bench sink unit, double oven, spot lights, tiled floor, French doors to the garden and a column style radiator

Consevatory

Open plan off the kitchen with French doors to the garden and a tiled floor, radiator

Utility

Fitted with wall and base units with contrasting work surfaces, space for appliances, porcelain tiled floor and doors to the front and rear

First floor

Landing with oak internal doors to the rooms, loft access via hatch and ladder. We are informed the loft has some boarding for storage

Bedroom 1

Fitted wardrobes with mirrored sliding doors and a feature wall with acoustic wall panelling, radiator

Bedroom 2

Feature wall with acoustic panelling, pelmet ceiling with spot lights, radiator

Bedroom 3

Built in stairhead wardrobe, radiator

Bathroom

A new fitted bathroom with porcelain effect shower board walls setting off the contemporary suite of a large bath with a mixer shower over having both drencher and spray shower heads, vanity unit with wash basin and a wall hung concealed cistern WC, spot lights, LVT floor and a chrome towel radiator

External

Block paved drive to the front with walls and railings providing off street parking. To the rear are great sized gardens with rendered border walls enclosing the slate tiled patio that steps into the garden area with synthetic grass and a large garden shed/summerhouse. There is an outside tap.

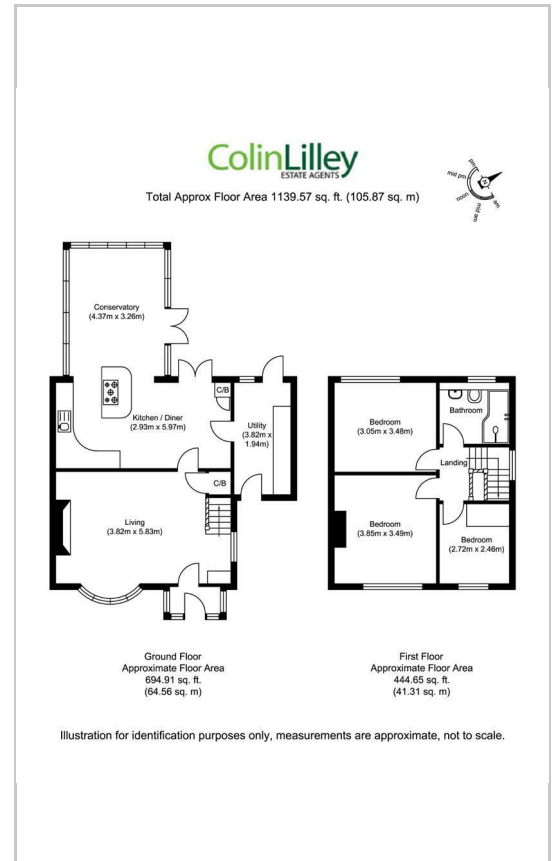
Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 1 Mbps, Superfast 44 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT and Sky, Mobile Coverage O2 and Three likely, Vodafone and EE limited.

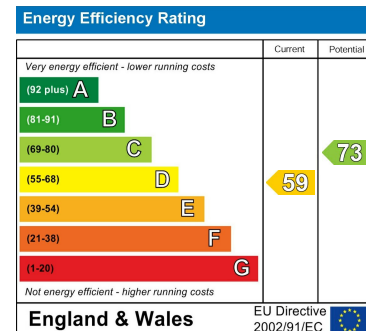
Area Map



Floor Plans



Energy Efficiency Graph



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