



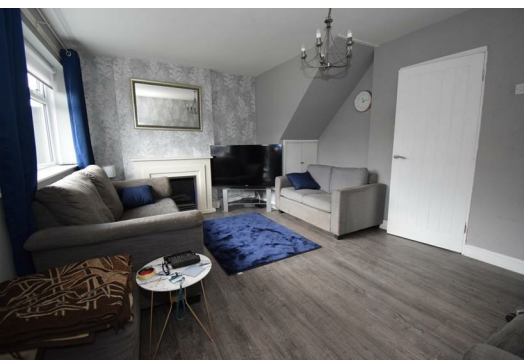
7 Birkdale

South Shields, NE33 3JF

£197,500



We are delighted to offer this mid terraced home which presents an excellent opportunity for families seeking a comfortable and modern living space. With three well-proportioned bedrooms, this property is ideal for those looking to settle in a popular family-friendly location. The heart of the home is undoubtedly the kitchen diner, a result of a thoughtful garage conversion. This great space really opens the kitchen area up and has allowed the addition of a ground floor cloaks WC. There is a modern styled bathroom and gardens with South aspect with two decked areas to maximise the summer sun. Viewing is a must.



Entrance hall

Via a composite front door, laminate floor and through to:

Kitchen 16'7" x 8'2" (5.06 x 2.50)

Across the width of the home and converted from the garage to create a kitchen dining area. There is a range of wall, base units and work surfaces housing a sink unit, gas hob with oven under and filter hood over, space for appliances, tiled splash backs, laminate floor and a radiator

Dining area 7'6" x 7'4" (2.29 x 2.25)

Looking out to the front with laminate flooring

Inner hall

With stairs to the first floor, laminate floor

Cloaks WC

Wash basin and WC, laminate floor

Living room 16'7" x 12'1" (5.06 x 3.70)

Across the rear of the home with French doors to the garden, there is a feature fire surround and an electric fire, under stairs cupboard and a radiator

First floor

Landing with built in cupboard and a radiator. There is loft access and we are informed the loft has some boarding

Bedroom 1 10'10" x 8'10" (3.31 x 2.70)

Radiator

Bedroom 2 9'9" x 9'2" (2.98 x 2.80)

Laminate floor and a radiator

Bedroom 3 10'11" x 6'5" (3.35 x 1.97)

Radiator

Bathroom 8'9" x 5'4" (2.67 x 1.64)

A modern styled and tiled bathroom comprising a bath with mixer shower over, wash basin and WC, tiled walls and a radiator

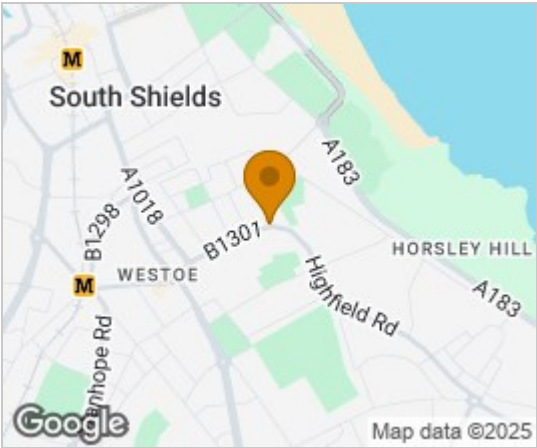
External

Enclosed rear South aspect garden with two decked areas, lawn and garden shed. To the front is a garden with hard stand for off street parking

Note

Leasehold Title 999 years from March 1976. Council Tax Band B, Mains Services Connected, Flood Risk none. Broadband Basic 13 Mbps, Superfast 72 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability, BT and Sky. Mobile Coverage O2 and Vodafone likely, EE and Three limited.

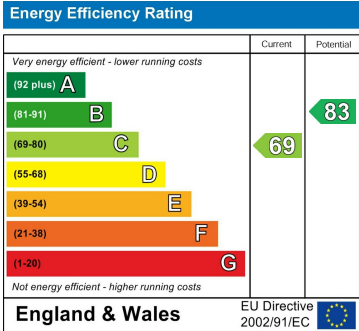
Area Map



Floor Plans



Energy Efficiency Graph



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