



## 21 Dunelm Street

South Shields, NE33 3JT

£119,950



Ideal for the first time buyer or those looking to downsize to a central and convenient location, an End Terraced Home on a slightly larger site having had extra land bought on a separate title to offer good south west aspect external space for a garden, drive and shed. The home has a lounge with double aspect windows, a fitted kitchen with white good included, two bedrooms, the main with fitted wardrobes and a stylish recently installed shower room. With resin drive to the rear, gas central heating and double glazing, the home is offered with no onward chain and is a great proposition.



### Entrance lobby

Via PVCu front door and through to

### Living room 18'0" x 11'9" (5.51 x 3.60)

Stone fireplace with an electric fire, stairs to the first floor, bow window and two radiators

### Kitchen 11'9" x 8'2" (3.60 x 2.51)

Fitted with a range of wall, base units and contrasting work surfaces housing a sink unit, gas hob with oven under and filter hood over, fridge freezer and washer included, tiled walls, Worcester central heating boiler and a radiator

### First floor

Landing with loft access via hatch and ladder with some boarding for storage

### Bedroom 1 9'10" x 9'9" (3.01 x 2.99)

A range of fitted wardrobes with sliding doors, radiator

### Bedroom 2 11'9" x 8'4" (3.60 x 2.56)

Built in cupboard and a radiator

### Shower room

A modern styled and recently installed shower room with attractive shower board clad walls comprising a large walk in shower area with a mixer shower having both drencher and spray shower heads, vanity unit with a wash basin, WC, built in storage cupboard, spot lights and LVT floor, towel radiator

### External

The home is situated with a larger plot than others allowing for a side area and garden shed. This makes for a larger rear south west aspect 'yarden' area with a resin drive for off street parking if required, there is also an external tap. In addition there is a front resin forecourt, wall and railings

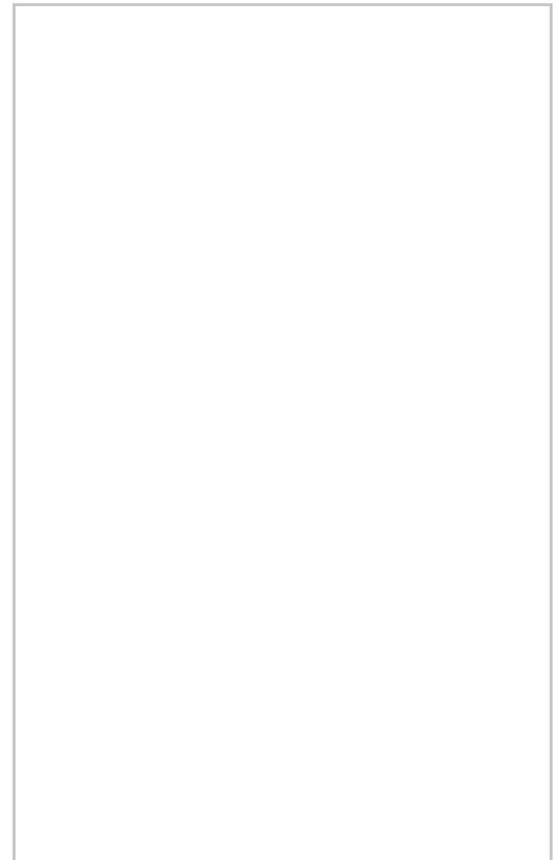
### Note

Freehold Title for the main home and Freehold separate title for the side land. Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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