ColinLilley
ESTATE AGENTS

12 Witton Avenue

South Shields, NE34 7SB

£189,500

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Nicely situated with south westerly aspect rear gardens we are delighted to present this three bedroom semi detached home, ideal for both first time buyers and young families alike. The home offers generous room sizes and has been upgraded, comes with a fitted kitchen, some wood floors and new internal doors, has a bathroom with travertine tiling and the benefits of gas central heating and double glazing. An all round great proposition and one not to be overlooked.

Entrance hall
Via a composite front door and into the hall with stairs to the first floor, under stairs cupboard and a cloaks meter cupboard, wood floor and a radiator

Living room 12'9" x 12'4" (3.90 x 3.76)
Polished stone fire surround with a gas fire, wood floor and radiator, open through to

Dining room 9'4" x 7'10" (2.85 x 2.40)
Wood floor and a radiator

Kitchen 11'3" x 9'8" (3.45 x 2.97)
Extended into the utility area, this part comes with a wood framed shaker range of wall and base units with work surfaces housing a sink unit, concealed spaces for appliances, tiled splash backs and laminate floor, spot lights and a radiator, opening to

Kitchen 12'11" x 6'3" (3.94 x 1.92)
The extended part of the kitchen with wood framed shaker units and worksurfaces with a double extractor hood, spot lights, tiled splash backs and laminate floor, French door to the garden.

First floor
Landing with built in cupboard. There is loft access with some boarding and housing the central heating boiler.

Bedroom 1 12'8" x 10'2" (3.87 x 3.10)
Laminate floor and a radiator

Bedroom 2 11'3" x 9'10" (3.45 x 3.01)
Laminate floor and a radiator

Bedroom 3 8'4" x 8'0" (2.55 x 2.46)
Stairhead cupboard, laminate floor and a radiator

Bathroom 7'11" x 7'2" (2.43 x 2.19)
A three piece suite comprising a bath with mixer shower having both drencher and spray shower heads, shower screen, wash basin and WC, built in cupboard, travertine part tiled walls and a tiled floor, spot lights and a towel radiator

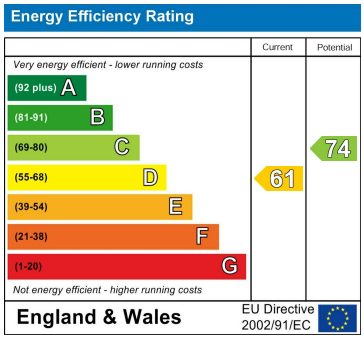
External
South west aspect rear lawned gardens with decking. Small front open lawned garden

Note
Freehold Title, Council Tax Band A, Mains Services Connected, Flood risk very low. Broadband Basic 3Mbps, Superfast 57 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Three likely, EE and Vodafone limited.

Area Map

Floor Plans

Energy Efficiency Graph



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