



48 Leafield Crescent

South Shields, NE34 6JQ

£199,950



Ideal for the family buyer looking to put their stamp on a great home we are delighted to present this extended Semi Detached with south aspect gardens and a detached garage in this sought after location. The home has an extended kitchen breakfast room and garden room, offers a lounge with arch to dining room, three bedrooms, all with fitted and built in wardrobes, a bathroom and separate WC. The home comes with gas central heating (boiler approx 3 years old) , double glazing and south aspect patio gardens ideal for the summer sun.



Entrance porch

Via a PVCu front door and through to

Entrance hall

Stairs to the first floor, cupboard under, radiator

Living room 14'6" x 11'5" (4.42 x 3.48)

Fire surround with a gas fire, bay window and a radiator, arch to

Dining room 9'10" x 9'4" (3.02 x 2.87)

The original dining room with a radiator and door through to the extended garden room

Garden room 9'8" x 8'2" (2.97 x 2.51)

French doors to the south aspect garden. radiator

Kitchen breakfast room 19'1" x 8'11" (5.84 x 2.72)

A great sized extended kitchen with a range of wall and base units with work tops housing an electric hob with filter canopy over, eye level oven, sink unit, integral fridge and freezer, radiator

First floor

Landing with loft access via hatch and ladder with the loft being boarded as a partial loft room

Bedroom 1 11'10" x 10'5" (3.63 x 3.20)

Fitted wardrobes with drawers, radiator

Bedroom 2 10'6" x 8'10" (3.22 x 2.71)

Fitted wardrobes with over head storage and a dresser unit, radiator

Bedroom 3 8'6" x 7'5" (2.60 x 2.27)

Double width dormer window creating good space, the room has a built in single bed base with storage, wardrobe and storage, radiator

Bathroom 5'4" x 5'2" (1.65 x 1.60)

Bath with an electric shower over, wash basin, tiled walls, laminate floor and a radiator

Separate WC

WC

Garage

Set back and to the rear of the plot from the shared drive which then widens to create additional hardstand, the garage has an up and over door and a side courtesy door

External

Gardens to the front and south aspect rear paved patio gardens with some mature planting.

Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 8 Mbps, Superfast 47 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, EE and Three 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

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