ColinLilley
ESTATE AGENTS



3 Ferndale

South Shields, NE34 8BS

£199,995

3 2 1 C

Well situated to make the most of the local shops, schools and transport routes, we are delighted to offer this great family sized home of a traditional style compared to some house types on this ever popular development. The bathroom, en suite and cloaks WC have all been refitted with modern styled suites and complimentary tiling by Ashley bathrooms and the fitted kitchen is a great size with plenty of work surface space. There is a traditional lounge diner from front to rear with French doors onto a great sized walled and fenced garden, whilst upstairs are three bedrooms, the main with wardrobes and the en suite. Centrally heated via a one year old boiler and with double glazed windows, there is a garage and drive parking offering additional benefits to this immaculately presented turnkey home. No Onward Chain makes viewing a must.







Entrance hall
Stairs to the first floor, built in understairs storage, radiator

Cloaks WC
Vanity unit with wash basin, WC, tiled walls and an anthracite towel radiator

Lounge dining room 21'7" x 12'6" max (6.60 x 3.83 max)
A lovely sized and traditional lounge diner with square bay window and French doors to the garden. There is a polished stone fire surround with an electric fire and two radiators

Kitchen 11'5" x 9'10" (3.50 x 3.00)
Fitted wall and base units with contrasting work surfaces housing a sink unit, five burner gas hob with oven under and filter hood over, space for appliances, tiled splash backs and a tiled floor, radiator

First floor
Landing with a cupboard housing the hot water cylinder.

Bedroom 1 12'11" x 10'2" (3.95 x 3.12)
Fitted wardrobes and a radiator

En suite
Shower enclosure with a mixer shower, wash basin and WC, mirror with lights, tiled and shower board walls, anthracite towel radiator

Bedroom 2 12'10" x 8'4" (3.93 x 2.56)
Square bay window and a radiator

Bedroom 3 9'10" x 7'5" (3.02 x 2.27)
Radiator

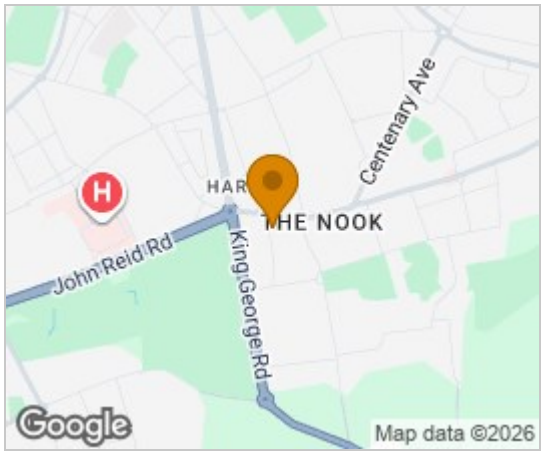
Bathroom 8'7" x 4'11" (2.62 x 1.50)
Bath with an electric shower over and a shower screen, vanity unit with wash basin, WC, tiled walls and an anthracite towel radiator

Garage
A single garage with roller door and a courtesy door to the garden.

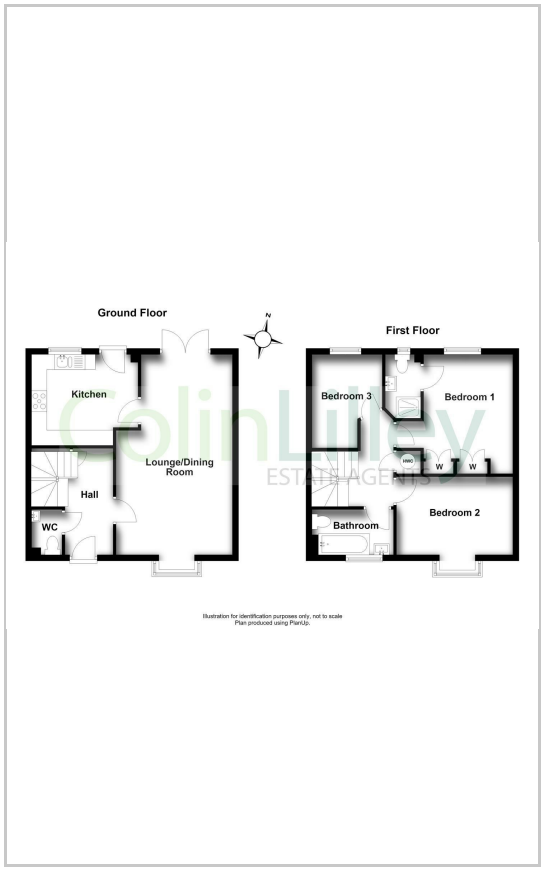
External
Front drive for off street parking and a garden. To the rear is a great sized fenced and walled garden ideal for a family and children, having lawns and patio area, external tap.

Note
Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 80 Mbps. Satellite/Fibre Tv Availability BT and Sky, Mobile Coverage O2 Likely, EE, Three and Vodafone limited.

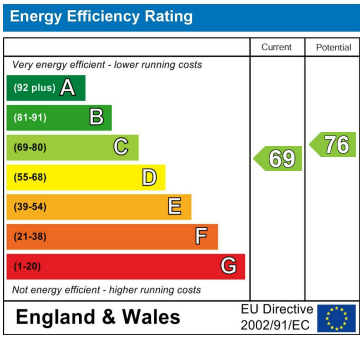
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

118 Fowler Street, South Shields, Tyne & Wear, NE33 1PZ
Tel: 01914569499 Email: info@colinlilley.com colinlilley.com