



6 Tarragon Way

South Shields, NE34 8TA

Offers In The Region Of £244,950



Ideal for the family buyer on the ever popular Holder House development, we are delighted to offer this recently renovated and upgraded four bedroom extended semi detached home. The renovations have included a new stylish fitted kitchen, a new bathroom with four piece suite, conservatory, some new windows and doors, fresh decor and new flooring to name a few. The accommodation has a lounge to dining room, conservatory and the kitchen diner, the four bedrooms and bathroom. There's an integral garage and a West aspect patio garden making this a great home for the summer in the garden. Viewing a must



Entrance porch

A new glazed entrance porch via a PVCu front door and double oak veneer doors to the lounge

Living room 16'9" x 13'1" (5.12 x 4.01)

Stairs to the first floor with a cupboard under, double oak veneer doors to the dining room, radiator

Dining room 12'1" x 9'5" (3.70 x 2.88)

Patio door to the conservatory, radiator

Conservatory 9'4" x 8'10" (2.86 x 2.70)

French doors to the garden, radiator

Kitchen breakfast room 15'1" x 12'4" max (4.60 x 3.76 max)

A stylish new fitted kitchen comprising wall, base units and contrasting work surfaces housing a sink unit, induction hob with filter hood over and oven under, space for appliances, spot lights and under unit lights, tiled floor, French doors to the garden, built in cupboard, door to the garage

First floor

Landing

Bedroom 1 12'11" x 9'10" (3.95 x 3.01)

Built in cupboard with a new central heating boiler, radiator

Bedroom 2 9'10" x 9'3" (3.00 x 2.83)

Fitted wardrobes and drawers, radiator

Bedroom 3 16'7" x 6'11" (5.06 x 2.12)

The extended bedroom to the side with windows both front and rear, radiator

Bedroom 4 10'0" x 6'5" (3.07 x 1.97)

Built in cupboard, radiator

Bathroom

A stylish new bathroom with a four piece suite comprising a bath, vanity units with wash basin and WC, separate shower enclosure with an electric shower, spot lights and half tiled walls, towel radiator

Garage 17'0" x 7'7" (5.20 x 2.32)

An integral garage with an electric roller shutter door and internal door to the kitchen

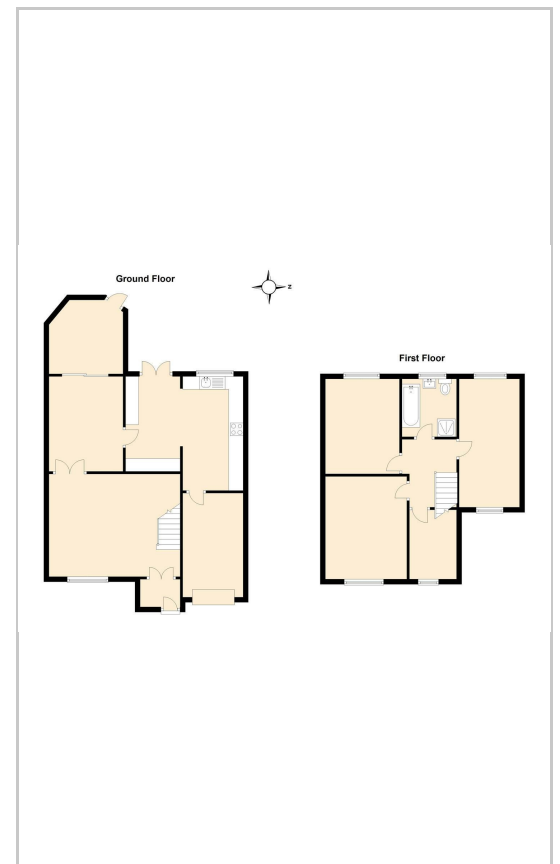
External

Front drive for off street parking and a garden. To the rear are West aspect paved patio gardens with summerhouse and external tap.


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 

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.