



45 Southfield Road

South Shields, NE34 6HL

£359,950



Delighted to offer this well loved and updated Dormer Semi Detached Bungalow that caters to all needs having three bedrooms, one to the ground floor and with an en suite wet room and two to the first floor served by a bathroom and separate WC. The home has a lovely large kitchen breakfast room with bi fold doors to the Trex decking that leads to the garden and catches the afternoon to evening sun. The block paved drive leads to a one and a half width garage. A great location for both coast and town makes this a superb proposition and one not to be missed.



Entrance hall

Via a composite front door into a lovely large hall with stairs to the first floor and a radiator

Living room

To the front of the home with a bay window. A hole in the wall style electric fire with a limestone surround add warmth and character to the room with a laminate floor and a radiator. There is an arch to the dining room

Dining room

Patio doors to the garden, laminate floor and a radiator

Kitchen breakfast room

Fitted with a traditional range of wall and base units with contrasting work surfaces that extend into a breakfasting table. There's a sink, electric hob with filter hood over, eye level oven and microwave, integral fridge and freezer, dishwasher, larder cupboard, wine chiller, built in ironing board, bi fold doors to the gardens, laminate floor and a radiator

Bedroom 1

A range of fitted wardrobes and storage by Sharps, bay window, laminate floor and a radiator

En suite wet room

A very handy and well thought out en suite shower room with a mixer shower having both drencher and spray shower heads, vanity units with wash basin and WC, tiled walls and floor

First floor

Landing with radiator. From the landing is a large walk in storage loft room with two velux windows which could double as a small home office space

Bedroom 2

With dormer window and a range of fitted wardrobes and drawer units, radiator

Bedroom 3

Dormer window and a radiator.

Bathroom

Shower bath with a mixer shower tap and shower over with drencher shower head, shower screen, vanity units housing the wash basin, tiled walls and floor, radiator

Separate WC

WC, tiled walls and floor

Garage

A one and a half width garage with an electric roller door and courtesy door. The garage has been re roofed

External

To the front and side is a block paved drive for ample off street parking with a gravel front garden for ease of maintenance. To the rear is a raised Trex composite deck that leads into the garden with a block paved patio area and synthetic grass, with the garden getting the sun from afternoon until evening.

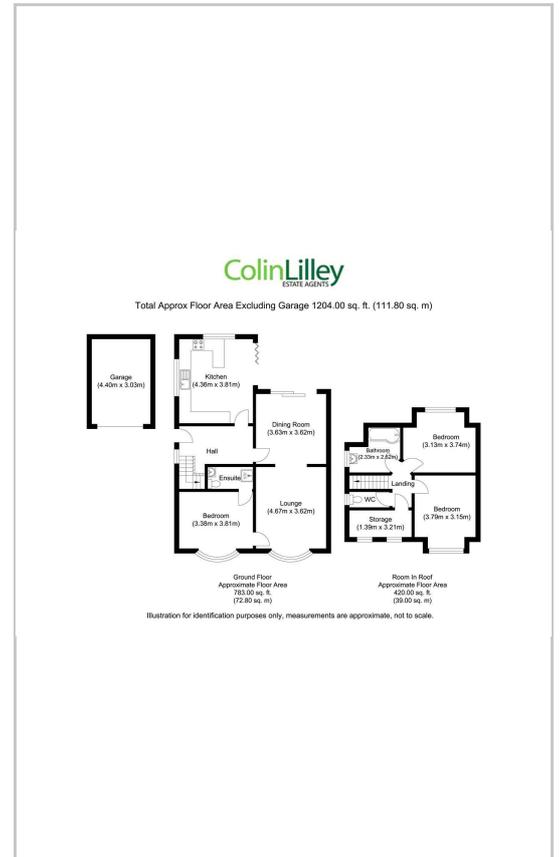
Note

Freehold Title, Council Tax Band D, Mains Services Connected, Flood Risk very low. Broadband Basic 12 Mbps, Superfast 72 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone, Three and EE all likely

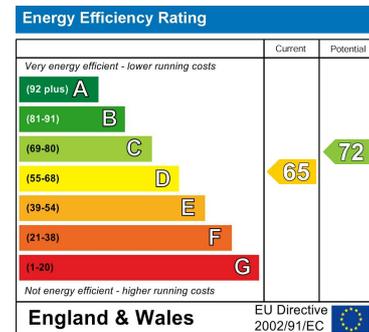
Area Map



Floor Plans



Energy Efficiency Graph



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