



## 20 Agricola Court

South Shields, NE33 2BX

£154,950



Delighted to offer this 'jewel in the crown of a location', perfect for the town centre, yet private in position and offering family sized three bed roomed accommodation with a lovely sized detached garage at the rear. Rare to the market, this well loved home offers a degree of potential to upgrade and personalise, comes with a fitted kitchen, has a great sized lounge diner and a practical shower room. With loads of cupboard space and a useful cloaks WC, benefits include double glazing and central heating. The home comes with a front garden from a pedestrianised frontage, and has the garage and rear patio garden. A whole lot of home in a great location and one not to be missed.



### Entrance hall

Stairs to the first floor with cupboard under and a built in hall cupboard, radiator

### Cloaks WC

Wash basin and WC

### Lounge dining room

From front to the rear of the home with a stone fireplace and two radiators

### Rear lobby

Laminate floor and door to the rear garden

### Kitchen

Fitted with wall and base units with work surfaces housing a sink unit, electric hob with oven under and filter hood over, tiled splash backs and laminate floor

### First floor

Landing with a large double cupboard.

### Bedroom

Built in cupboard, radiator

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Built in cupboard, radiator

### Bedroom

Radiator

### Shower room

Shower enclosure having a mixer shower with both drencher and spray shower heads, vanity wash basin and WC, part clad walls .

### Garage

A single detached garage to the rear with an up and over door and courtesy door

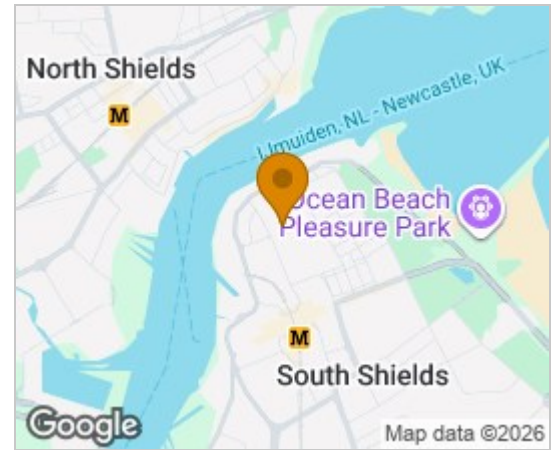
### External

Front garden from a pedestrianised frontage. To the rear is and enclosed patio yard/garden area.

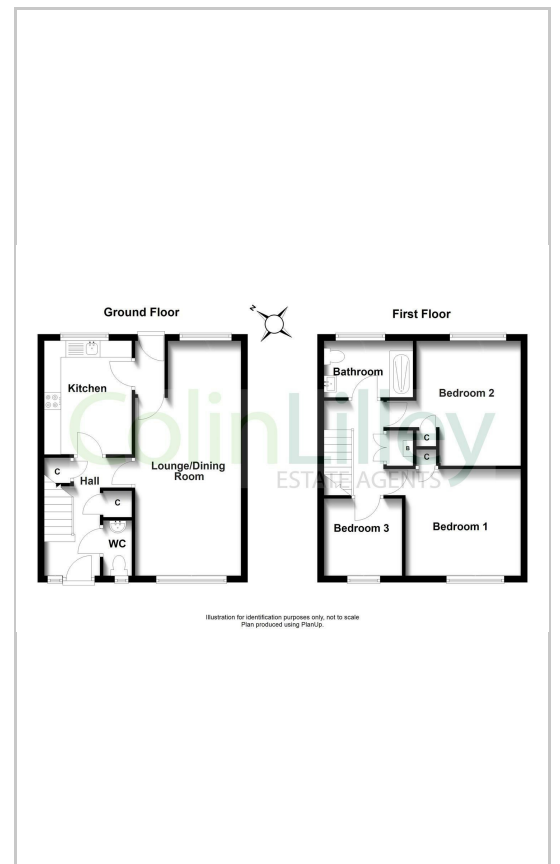
### Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, EE and Three limited.

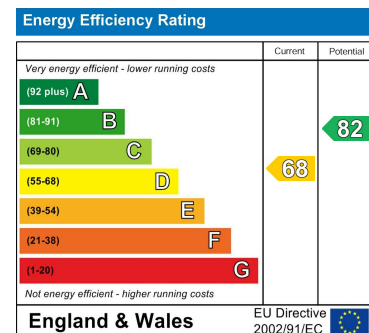
### Area Map



### Floor Plans



### Energy Efficiency Graph



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