



## 14 Hyperion Avenue

South Shields, NE34 9AE

£169,500



We are delighted to offer this well loved, cared for and maintained charming semi detached house which presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two well-proportioned reception rooms and a rear extension with the fitted kitchen diner, comes with two comfortable bedrooms, both with wardrobes and a bathroom with separate WC. Outside, the home is situated on a wide garden plot with a tarmac drive to a detached garage. There is potential to extend further, (subject to planning) in this lovely spot to make a great family home. Benefits include being re roofed, having central heating , double glazing and offered with No Onward Chain. Viewing a must to fully see what is on offer.



Entrance porch

With a tiled floor and through to

Entrance hall

Stairs to the first floor, built in cupboard with central heating boiler

Living room 16'2" x 9'11" (4.95 x 3.03)

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

Dining room 10'4" x 9'5" (3.15 x 2.88)

Double doors to the kitchen diner, radiator

Kitchen diner 15'7" x 7'4" (4.75 x 2.24)

In a rear extension and fitted by Jenson with a range of wall and base units with work surfaces housing a sink unit, filter hood, gas cooker, fridge freezer and a washer, Karndean floor and patio door to the garden, radiator

First floor

Landing with radiator

Bedroom 10'2" x 10'3" (3.11 x 3.14)

Fitted wardrobes and dresser, radiator

Bedroom 10'3" x 9'8" (3.14 x 2.96)

Fitted wardrobes and a small dresser unit, radiator

Bathroom

Bath with mixer shower over and a shower screen, wash basin in a vanity unit and a WC, tiled walls and a radiator

Separate WC

WC with fully tiled walls.

Garage

A large single detached garage with up and over door.

External

Good sized wide garden plot with drive in front of the garage for ample off street parking. There are gardens to both front and rear and an external tap.

Note

Freehold Title , Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone, EE and Three limited.

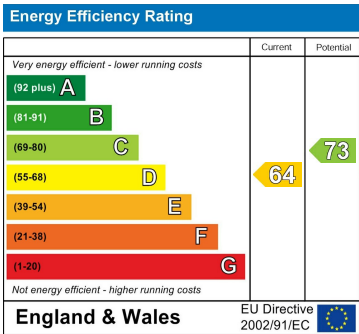
Area Map



Floor Plans



Energy Efficiency Graph



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