



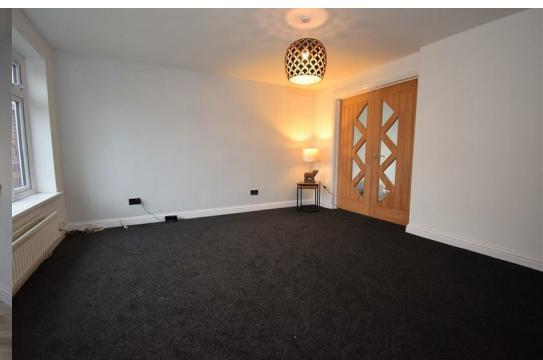
## 6 Tarragon Way

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

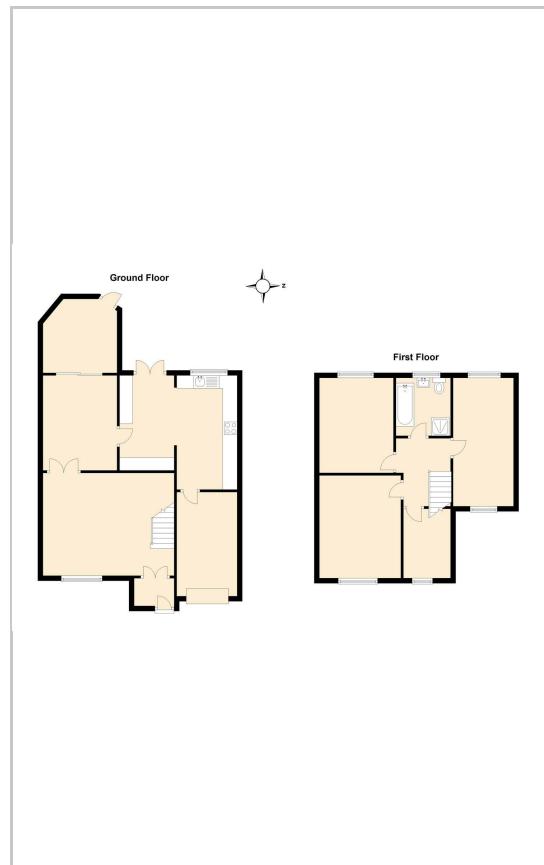
## External

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

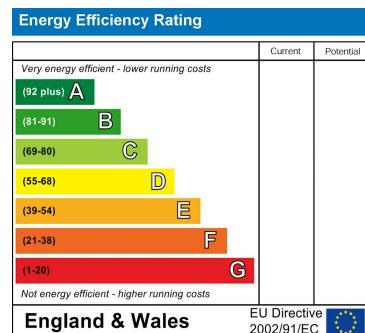
## Area Map



## Floor Plans



## Energy Efficiency Graph



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