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ESTATE AGENTS



70 Warwick Road

South Shields, NE34 0SQ

£269,950

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A superb proposition for a couple or young family, this well extended high quality stunning Semi Detached Home comes with three bedrooms, the main with an en suite shower room, a beautiful L shape fitted kitchen diner with tiling and quartz work surfaces and has a stylish four piece bathroom suite with an oval bath and a separate shower enclosure. Outside is a double front drive and wonderful south west aspect garden with porcelain patio having LED edge lighting and synthetic grass for easy maintenance. An all round stunning high quality home.







Entrance porch
Via a composite front door, tiled floor and a radiator

Entrance hall
Stairs to the first floor, radiator

Living room 16'11" x 12'7" (5.16 x 3.84)
Bay window, log burning stove set into the chimney beast with a mantel beam, radiator

Kitchen diner 20'2" x 15'9" max (6.16 x 4.81 max)
A lovely L shape extended room with feature panelled wall and media cabinet to the dining area and opening into the kitchen that is fitted with wall and base units topped with quartz work surfaces and having under unit and led plinth lights. There is an electric hob with contemporary filter hood over, oven and microwave, under bench sink unit, tiled splash backs and a tiled floor, French doors to the south west aspect garden, understairs cupboard and a column style radiator

Bathroom 12'6" x 5'6" (3.82 x 1.68)
A contemporary and stylish suite with black accent fittings, half tiled walls and tiled floor. There is a four piece suite of an oval bath with free standing shower tap, vanity unit with wash basin, WC, separate shower enclosure with the shower having both drencher and spray shower heads, spot lights and a column style radiator

First floor
Landing

Bedroom 1 13'1" x 12'7" (4.00 x 3.84)
Bay window with radiator, fitted alcove wardrobes with mirrored sliding doors,

En Suite
Corner shower enclosure with the shower having both drencher and spray shower heads, vanity wash basin, WC, tiled walls and floor, chrome towel radiator

Bedroom 2 10'8" x 8'9" (3.27 x 2.68)
Laminate floor and a radiator

Bedroom 3 7'4" x 6'7" (2.24 x 2.01)
Radiator

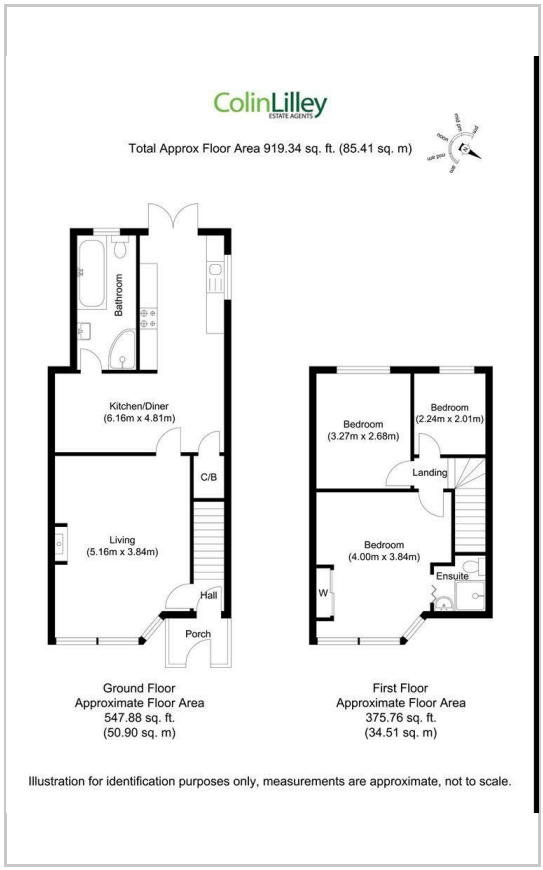
External
Double width front printed concrete drive for great off street parking. There is a side gate giving access to a great storage area and going around to the back garden where there is superb south west aspect with a porcelain patio with led edge lighting, synthetic grass, two garden sheds, external power point.

Note
Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, Three and EE limited.

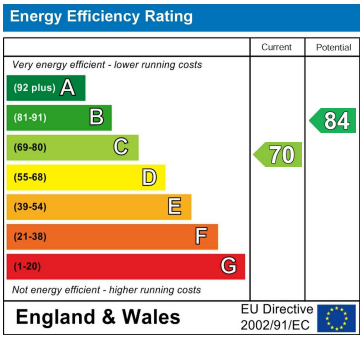
Area Map



Floor Plans



Energy Efficiency Graph



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