



## 34 Waverdale Way

South Shields, NE33 4SL

£175,000



Tucked away in this private cul de sac, we are delighted to offer this extended three bedroom Semi Detached Home offering great accommodation for the first time buyer or growing family, well situated for access routes and public transport. Updated and improved over the last five years with a fitted kitchen and bathroom, new windows and with the extension offering a good sized second reception room, the home is immaculately presented and comes with the added benefit of a lovely south west aspect rear garden and patio to make the most of the summer sun. There's gas central heating, an integral garage and additional drive parking. A superb proposition and one not to miss.



## Entrance hall

With stairs to the first floor and laminate floor

## Living room 11'9" x 10'5" (3.60 x 3.20)

To the rear with a bow window, built in cupboard and a radiator

## Dining room 11'5" x 10'0" (3.50 x 3.06)

Extended to the front creating this great sized dining room with bow window and side window, radiator

## Kitchen 9'6" x 8'6" (2.90 x 2.60)

A modern styled kitchen with handle less wall and base units with contrasting work surfaces housing a sink unit, gas hob with filter hood over and oven under, dishwasher, breakfast bar area, tiled splash backs, laminate floor and a radiator

## First floor

Landing with built in cupboard and an airing cupboard

## Bedroom 1 10'5" x 9'5" (3.20 x 2.88)

Radiator

## Bedroom 2 9'5" x 8'11" (2.88 x 2.72)

Built in cupboard and a radiator

## Bedroom 3 9'4" x 8'4" (2.85 x 2.55)

Laminate floor and a radiator

## Bathroom

A white three piece suite with contrasting half tiled walls. There's a mixer shower over the bath, a wash basin, WC and a towel radiator

## Garage

An integral garage with up and over door

## External

Walled and gated front garden with a block paved drive and additional parking in front of the garage. The gardens wrap around the side to the rear which has a lovely south west aspect, laid to lawn with planted borders, a stone patio area and an outside tap.

## Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 8 Mbps, Superfast 47 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone and EE likely, Three limited.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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