



## 8 Grotto Gardens

South Shields, NE34 7AJ

£164,950



In a coastal location and conveniently situated for access to the coast road, The Leas and bus routes the the local shops at The Nook, we are delighted to offer this Semi Detached Home, well maintained and updated, ideal for first time buyers, couples or family buyers. The home has a double block paved drive, offers a fitted kitchen diner, lounge, three bedrooms, two with fitted wardrobes and a bathroom with shower over the bath. Outside, lovely neat patio gardens and the drive. Benefits include gas central heating and double glazing. A great home is a sought after location, viewing a must.



## Entrance hall

Via a PVCu front door, stairs to the first floor, radiator

## Living room 19'2" x 10'2" (5.86 x 3.10)

Polished stone fire surround with a gas fire, door to the kitchen and two radiators

## Kitchen diner 19'2" x 11'7" (5.86 x 3.54)

Fitted with a range of wall, base units and work surfaces housing a sink unit, gas hob and gas oven with filter hood over, white good to include a dishwasher, washer and fridge freezer, tiled splash backs and a tiled floor, patio door to the garden, radiator

## First floor

Landing with a cupboard housing the central heating boiler. Loft access via hatch and ladder. we are informed the loft has some boarding for storage.

## Bedroom 1 12'7" x 8'2" (3.85 x 2.51)

A good range of fitted wardrobes with overhead storage and matching drawer set. There is a built in cupboard and a radiator

## Bedroom 2 10'2" x 10'1" (3.11 x 3.09)

Fitted wardrobes with drawers, built in cupboard and a radiator

## Bedroom 3 8'6" x 7'2" (2.60 x 2.20)

Radiator

## Bathroom

A bath with mixer bar shower over and a shower screen, wash basin, fully tiled walls, towel radiator

## Separate WC

WC with tiled walls.

## External

A double width block paved drive for off street parking. Front garden laid to lawn. To the rear are enclosed gardens with paved patio, lawns and a garden shed. There is a partial sea view to the side, additional side access and an outside tap.

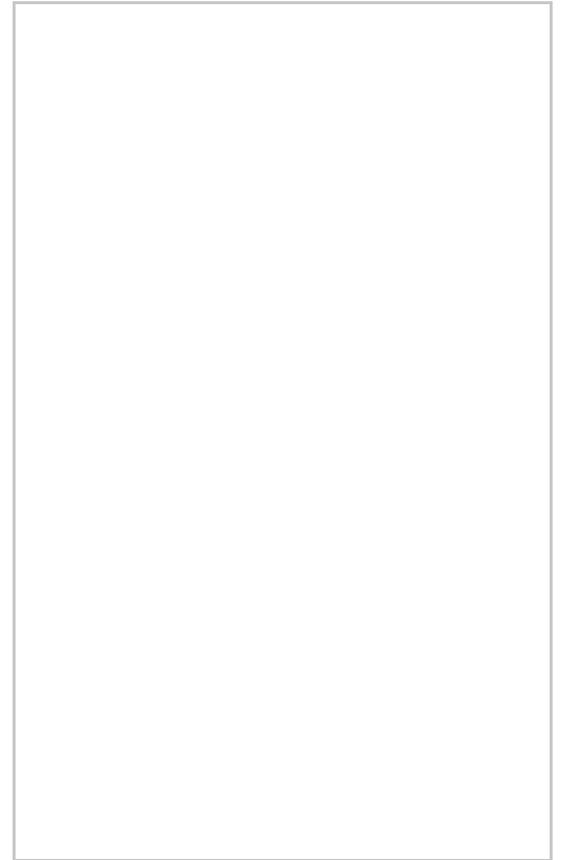
## Note

Freehold Title, Council Tax Band A, Mains services, Flood Risk very low. Broadband basic 2 Mbps, Satellite / Fibre TV Availability BT and Sky. Mobile Coverage Vodafone, O2

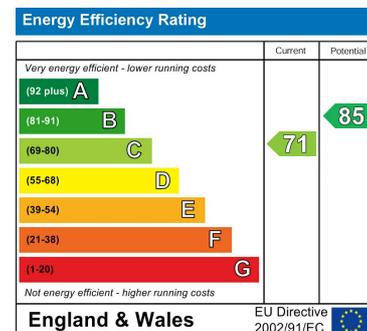
## Area Map



## Floor Plans



## Energy Efficiency Graph



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