



37 Garden Gate Drive

South Shields, NE33 5EE

£260,000



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Entrance hall

With stairs to the first floor with a built in cupboard under, laminate floor and a radiator

Cloaks WC

Wash basin and Wc. These lovely big cloakrooms are pre plumbed for a shower should one ever be required.

Living room

15'0" x 11'9" (4.58 x 3.59)

French doors open to the South aspect gardens, radiator. "Built for future life", we are informed the home was built with preparation for a lift to be installed from the corner of the room to bedroom 1, should one be required

Dining room

10'5" x 9'1" (3.19 x 2.79)

French doors open to the South aspect gardens, laminate floor and a radiator

Kitchen

12'3" x 9'0" (3.75 x 2.76)

A good sized fitted kitchen with a range of wall, base units and worksurfaces housing a sink unit. Upgraded appliances include a Neff double oven with gas hob, integral fridge freezer, washer and dishwasher, space for a wine chiller, tiled splash backs and spot lights. radiator

First floor

Landing with two built in cupboards, radiator

Bedroom 1

12'10" x 11'9" (3.92 x 3.60)

Free standing wardrobes with sliding doors, radiator

Bedroom 2

10'7" x 9'8" (3.24 x 2.97)

Radiator

Bedroom 3

10'5" x 8'0" (3.18 x 2.46)

Radiator

Bedroom 4

12'3" x 10'5" (3.74 x 3.20)

Radiator

Bathroom

A three piece suite of a bath with mixer shower over and shower screen, wash basin and WC, part tiled walls and a radiator

Garage

An attached single garage with an up and over door and courtesy door to the garden. There is a drive in front of the garage for off street parking

External

South aspect rear gardens with paved patio areas designed to maximise all aspect of the sun position, There is a lawn, gravelled area, external tap and a garden shed

Note

The tenure is freehold and the council tax band is

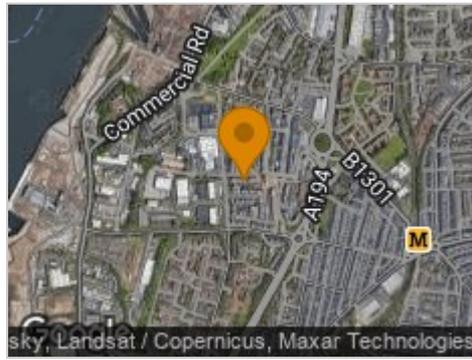
C, All mains services are connected and there are no flood risks noted. Broadband speeds available are basic at 16 Mbps, Superfast at 65 Mbps and Ultrafast upto 1000 Mbps. Satellite/Fibre TV Availability is BT, Sky and Virgin, the latter being wired to the living room and bedroom 2. Mobile phone 5g coverage is available with O2, Vodafone, Three and EE.



Road Map



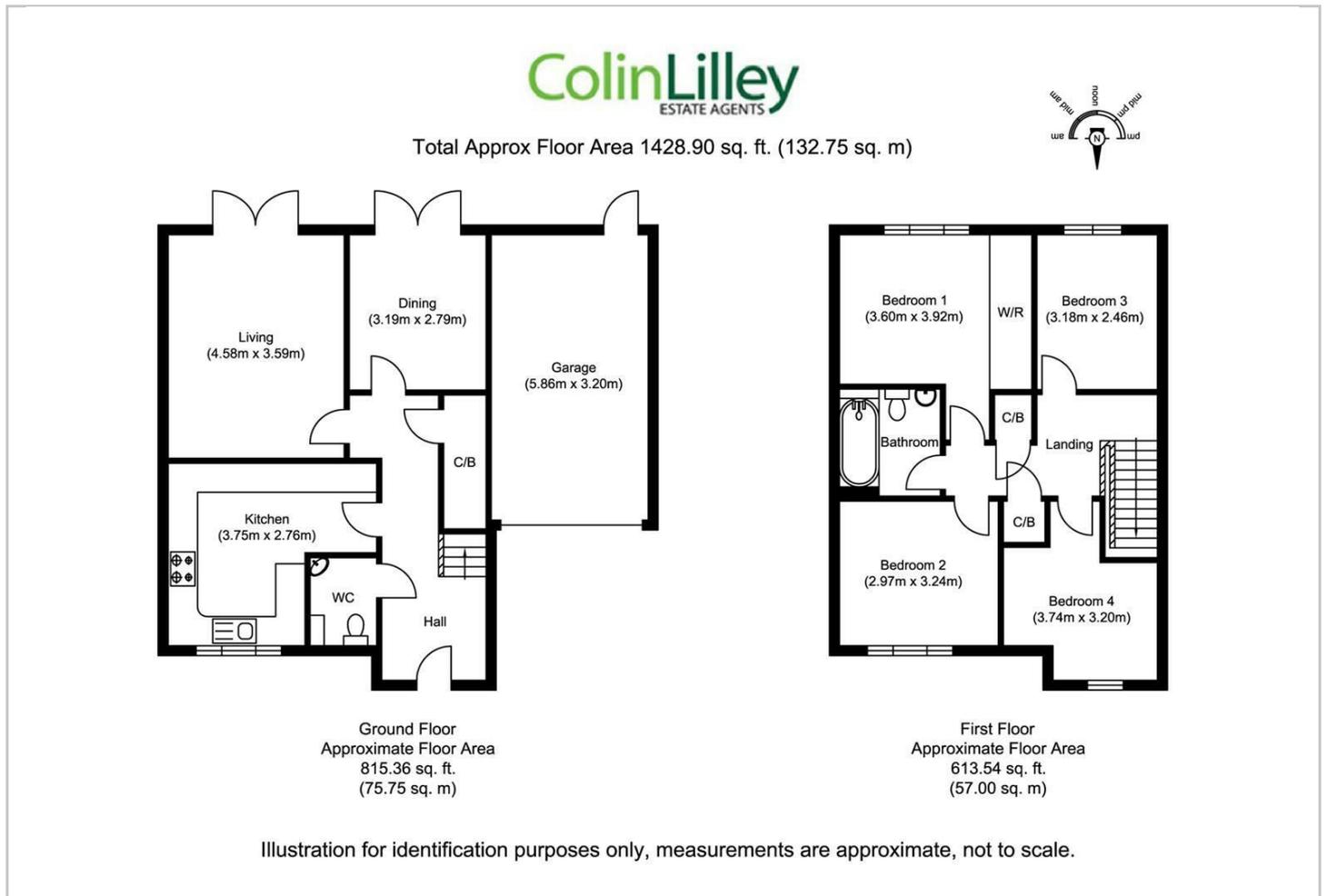
Hybrid Map



Terrain Map



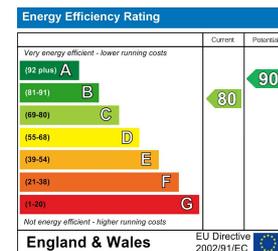
Floor Plan



Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.