Colin Lilley
ESTATE AGENTS



23 St. Marys Avenue

South Shields, NE34 6AG

Offers In The Region Of £330,000

3 | 1 | 1 | D

Rare to the market in this super location for the village centre, schools and shops, a Detached Bungalow with versatile accommodation offering well appointed and good sized rooms on a corner garden plot with lovely private spaces, double drive parking and a garage. The home is currently two bedrooms an two reception rooms, could be three bedrooms if required, comes with a large four piece bathroom suite, a modern fitted kitchen and an all year round sun room with lantern roof light. Benefits include gas central heating, double glazing and wrap around gardens with patio and decking. Offered with No Onward Chain, Viewing a must to fully appreciate.







Entrance lobby
Through to

Entrance hall
Built in utility cupboard housing the central heating boiler, suspended ceiling and a radiator

Living room 13'10" x 12'4" (4.23 x 3.77)
Polished stone effect fire surround with an electric fire, bay window and two radiators

Kitchen 12'4" x 7'9" (3.77 x 2.37)
A modern styled range of wall and base units with contrasting work surfaces housing a sink unit, gas hob with filter hood over and oven under, space for appliances, half tiled walls and door through to

Sun room 9'10" x 9'6" (3.00 x 2.90)
A lovely room with warm roof, pelmet spot lighting and lantern roof light making this an all year round room. There are French doors to the garden

Bathroom 9'3" x 7'9" (2.84 x 2.37)
A four piece bathroom suite comprising a roll top bath with mixer shower tap, separate corner shower enclosure with mixer shower , wash basin and WC, clad walls and laminate floor, towel radiator

Bedroom 1 13'10" x 12'4" (4.23 x 3.77)
A good range of fitted wardrobes with storage, bay window and a radiator

Bedroom 2 12'4" x 9'10" (3.77 x 3.02)
To the side of the home with a single French door to the garden, fitted wardrobes, laminate floor and a radiator

Bedroom 3/Reception room 12'4" x 9'10" (3.77 x 3.02)
Currently used as a snug Tv room, this could be a second reception room or third bedroom, with a radiator

Cloaks WC
WC and tiled walls

Garage 16'0" x 8'5" (4.88 x 2.58)
A single detached garage with roller door and courtesy door to the garden. There is a double concrete drive in front of the garage for extra off street parking.

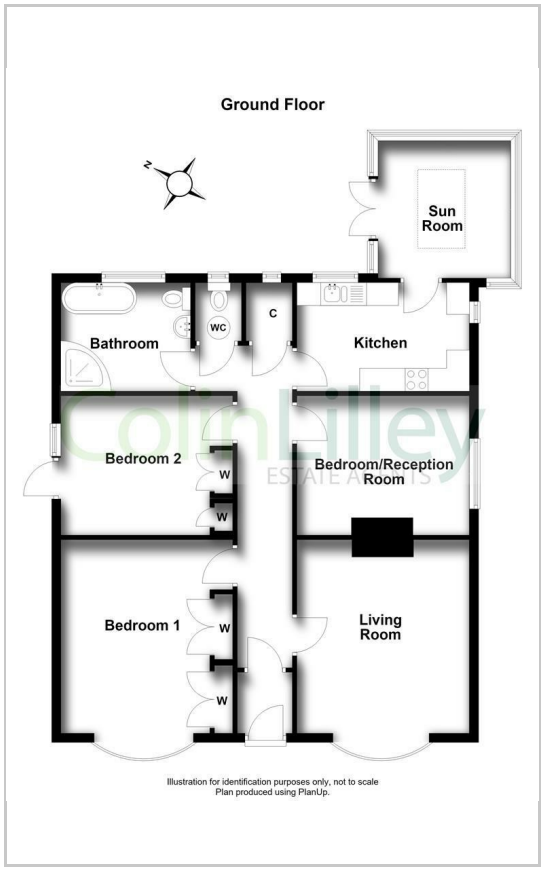
External
Wrap around gardens to the front, side and rear with gravelling for ease of maintenance, patio and decked area to catch the summer sun and some mature planting, garden shed.

Note
Freehold Title, Council Tax Band D, Mains Services Connected, Flood Risk Very Low, Broadband Basic 12 Mbps, Superfast 73 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 Likely, Three, EE and Vodafone limited.

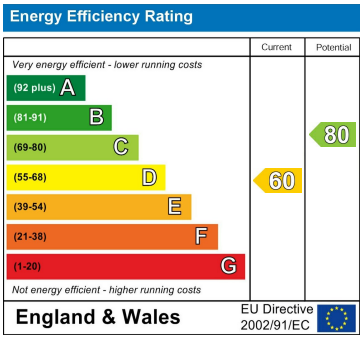
Area Map



Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

118 Fowler Street, South Shields, Tyne & Wear, NE33 1PZ
Tel: 01914569499 Email: info@colinlilley.com colinlilley.com