



## 1 Blagdon Avenue

South Shields, NE34 0SG

£279,950



This delightful Victorian end-terrace home offers a perfect blend of character and modern living. With its period features, this property exudes charm and warmth, making it an inviting space for families looking for space and style in this popular location to access the town, schools and the parks. On offer are two spacious reception rooms, the three well-proportioned bedrooms, while the five-piece bathroom adds a touch of luxury to the home. The large kitchen is a standout feature, offering plenty of room for family gatherings. Outside there is a large garage, rare for this property style and great for parking or storage. Offering space, character and style, we urge an early viewing.





Entrance lobby

Via a composite front door and a tiled floor

Entrance hall

Stairs to the first floor with built in cupboard, tiled floor and a radiator

Living room

A lovely bright characterful room with a bay window and feature chimney breast with a period style cast fireplace, ceiling mouldings and coving, wood floor and a radiator

Sitting room

To the rear with French doors to the 'yarden', feature fire surround with a gas fire and a radiator

Kitchen diner

A superb room with a stylish range of cottage style painted wall and base units with contrasting work tops and tiled splash backs with space for a range style cooker, side bay window and a radiator

Kitchen

The working kitchen with oak units and hardwood work surfaces with a Belfast style sink unit, integral dishwasher, tiled splash backs and a tiled floor, kick space heater

First floor

Landing with radiator. The loft is accessed from here and has some boarding and a light

Bedroom 1

With windows to both front and side, picture rails and coving, corner fitted wardrobes and a column style radiator

Bedroom 2

A great double bedroom for the children with a radiator

Bedroom 3

A large single bedroom with radiator

Bathroom

Fantastic sized bathroom with a stylish five piece suite with double ended free standing bath with mixer shower tap, WC, his and hers wash basins in a wall hung vanity unit with drawers, a large walk in shower area with mixer shower having both drencher and hair washing shower heads, half tiled walls and a tiled floor, spot lights and a radiator

Garage

A large garage to the rear of the home with an electric roller door, power, light and courtesy door to the 'yarden'

External

Front block paved forecourt and rear yard areas with synthetic grass and small block paved patio area.

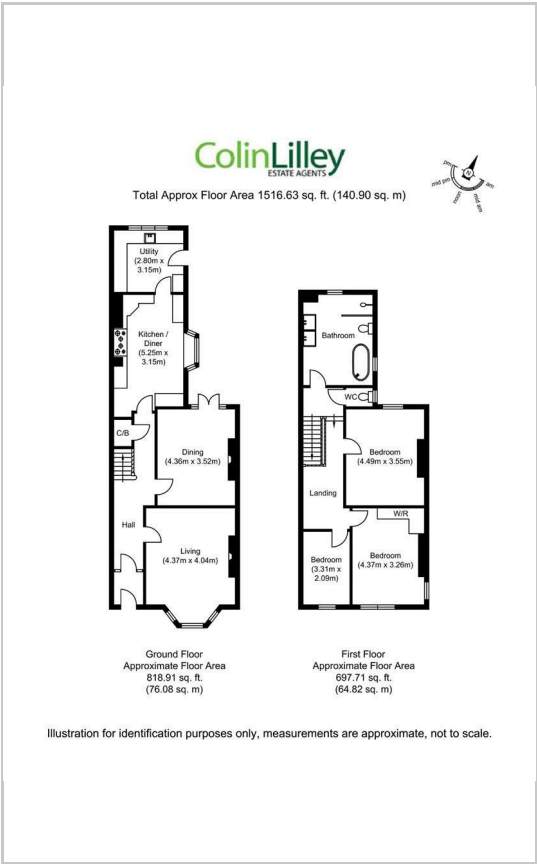
Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low, Broadband Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage Three likely, EE, O2 and Vodafone limited.

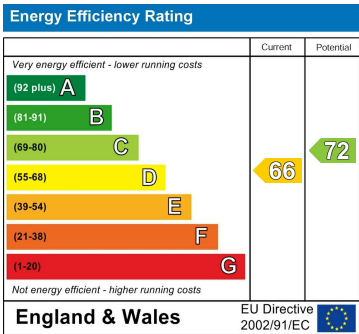
Area Map



Floor Plans



Energy Efficiency Graph



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