



## 31 Marina Drive

, South Shields, NE33 2NH

£220,000



In a prime and much sought after location close to the coast, beaches and parks , we are delighted to offer this three bedroom semi detached home that is sure to be a great for a family. There is huge scope and potential to develop and re model the home to a buyers needs with gardens and plot positioning sure to appeal. On offer are two reception rooms, a kitchen, the three bedrooms, bathroom and separate WC. Outside there are gardens and a garage set to the rear with lane access. Benefits from gas central heating and some double glazing. No Onward Chain, viewing a must



**Entrance lobby**  
Through to

**Entrance hall**  
Stairs to the first floor, built in cupboard with the central heating boiler

**Living room 12'1" x 11'1" (3.70 x 3.40)**  
Bay window, electric fire and surround, radiator, sliding glazed doors to

**Sitting /dining room 19'10" x 11'1" (6.05 x 3.38)**  
An extended room with electric fire and surround, radiator

**Kitchen 8'10" x 8'10" (2.70 x 2.70)**  
Wall, base units and work surfaces with a sink unit, tiled splash backs and a radiator

**First floor**  
Landing

**Bedroom 1 14'3" x 10'5" (4.35 x 3.18)**  
Bay window, alcove cupboard and a radiator

**Bedroom 2 12'11" x 9'1" (3.94 x 2.78)**  
Built in wardrobes and over head storage, radiator

**Bedroom 3 8'2" x 7'0" (2.50 x 2.15)**  
Radiator

**Bathroom**  
Bath, wash basin, partial tiling, built in cupboard, radiator

**Separate WC**  
WC, half tiled walls

**Garage**  
A single garage to the rear of the garden with access to a rear lane.

**External**  
Gardens to both front and rear with garden shed and small brick store

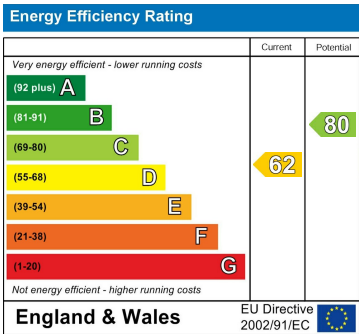
Area Map



Floor Plans



Energy Efficiency Graph



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