



**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 gazing. 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

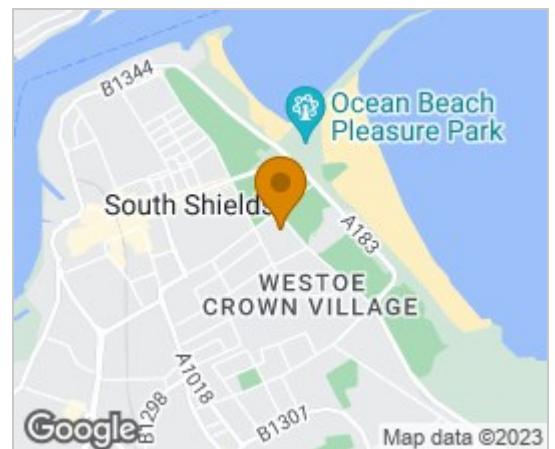
## Garage

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

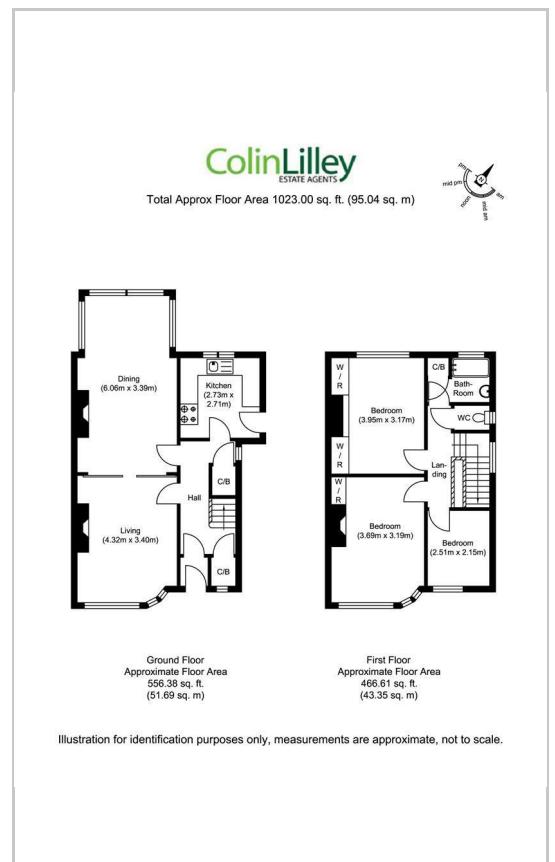
## External

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

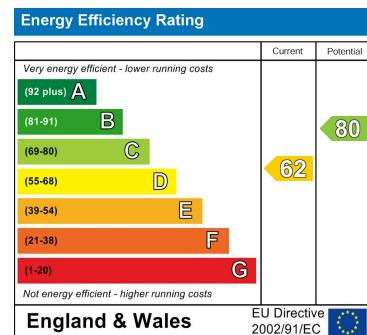
## Area Map



## Floor Plans



## Energy Efficiency Graph



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