



34 Primrose Avenue

South Shields, NE34 0AN

£139,950



A superb home for a couple or First Time Buyer having been updated and improved with the central heating boiler and radiators renewed in 2025, fitted wardrobes by Oxford Bedrooms, a media wall with electric fire to the lounge and already having a super extra reception room being a warm roof sun room to the southerly rear aspect. The home is nicely appointed and has all you could want with three bedrooms, a lovely timeless tiled shower room, lounge, dining room, fitted kitchen with white goods and the sun room. Benefits include gas central heating, double glazing, the southerly aspect gardens, a front drive and No Onward Chain.



Entrance hall

Via a composite front door (new 2025), stairs to the first floor, radiator

Living room 12'11" x 12'3" (3.96 x 3.75)

A lovely feature media wall with an electric fire, box bow window to the front, radiator and an arch to

Dining room 7'10" x 7'1" (2.41 x 2.18)

French doors to the sun room, radiator

Kitchen 9'1" x 7'10" (2.78 x 2.41)

Fitted with wall and base units having contrasting work surfaces and housing a sink unit, free standing electric cooker with filter hood over, other white goods also included, tiled walls and a built in cupboard

Sun room 12'11" x 9'8" (3.95 x 2.95)

A superb additional reception room with warm roof and spot lights, insulated wall, French doors to the garden, laminate floor and a radiator

First floor

Landing with loft access via hatch and ladder with some loft boarding and a light.

Bedroom 11'6" x 8'7" (3.53 x 2.62)

Extensively fitted with a good range of wardrobes with pull down hanging rails and over head storage by Oxford Bedrooms, radiator

Bedroom 8'11" x 7'7" (2.72 x 2.33)

Radiator

Bedroom 8'11" x 8'5" (2.72 x 2.57)

Currently used as a dressing room and fitted with Oxford Bedrooms wardrobes and storage, radiator

Shower room 7'11" x 7'6" (2.42 x 2.31)

A great sized shower room with fully tiled walls comprising a shower enclosure with a mixer shower, wash basin and WC, large built in cupboard and a towel radiator

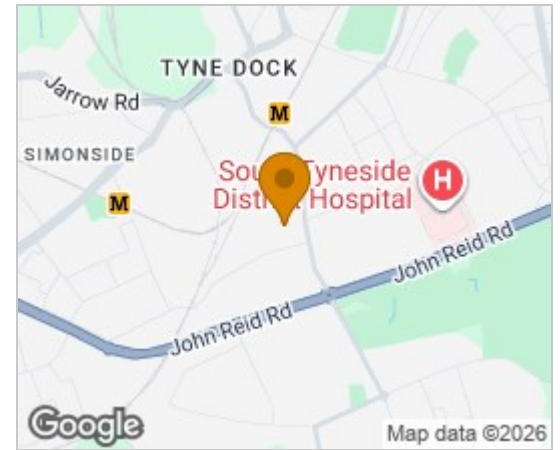
External

Front drive for off street parking and an enclosed lawned garden. To the rear is a lovely southerly aspect garden area with patio, lawns, a garden shed, some new boundary fencing, external power and a tap.

Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 7 Mbps, Superfast 80 Mbps, Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 and Vodafone likely, EE and Three limited.

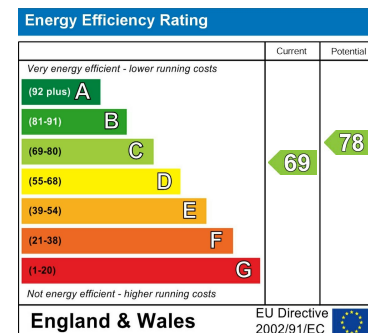
Area Map



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