



## 31 Salmon Street

South Shields, NE33 2HF

£180,000



Situated in the heart of the town in the popular Lawe Top location, this charming terraced home offers a delightful blend of comfort and style having been renovated and upgraded over recent years to offer an ideal home for a couple or young family. The home features two spacious bedrooms, a modern Magnet kitchen, a four-piece bathroom suite with timeless colours and a separate shower enclosure and outside is a south west aspect rear yard with up and over door for vehicle access if required. Benefits from gas central heating, double glazing and having a new roof in 2019 offering a well maintained home. Whether you are looking for character or modern, this lovely home offers a blend of both, so do not miss the chance to experience all that this lovely home has to offer.





Entrance lobby

Via a composite front door with a tiled floor and through to

Entrance hall

With door to the front sitting/dining room and open into the rear lounge, radiator

Sitting room 12'9" x 12'2" (3.90 x 3.71)

To the front and with a bay window, alcove storage and display cupboards, radiator

Living room 16'7" x 15'7" (5.06 x 4.76)

A superb large rear lounge with stairs to the first floor and having a fire surround with a cast insert, French door to the rear, column radiator and a radiator

Kitchen 16'1" x 6'4" (4.92 x 1.94)

A Magnet kitchen fitted in 2020 and designed to maximise the work top space and with a range of wall and base units. Housed is a sink unit, gas on glass five burner hob with filter hood over, double oven, tiled splash backs and a composite door to the outside.

First floor

A lovely large landing space with a window and a large built in cupboard creating ideal storage space.

Bedroom 1

To the front of the home and with fitted wardrobes having sliding doors, two windows and a radiator. The layout of the home lends itself to splitting this room to create a third bedroom if required.

Bedroom 2

Large built in storage cupboard, radiator

Bathroom

A great sized bathroom with a four piece suite comprising a bath, vanity units with wash basin and WC, separate shower enclosure with a mixer shower having both drencher and spray shower heads, unit housing the central heating boiler, tiled walls and a towel radiator

External

Front forecourt garden and a rear yard being a sun trap with south westerly aspect and having an up and over door for vehicle access if required, external tap.

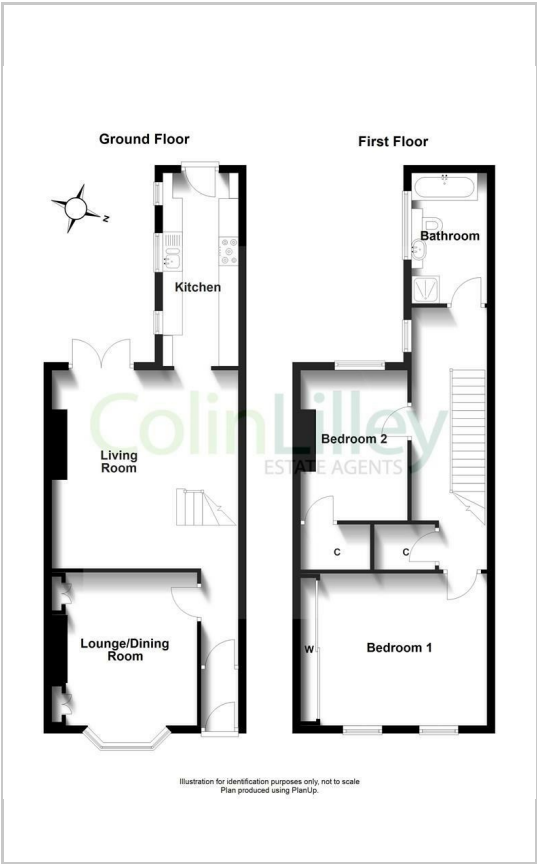
Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 and Three likely, Vodafone and EE limited.

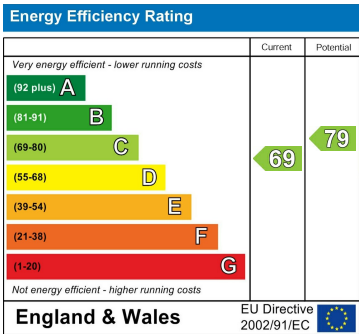
Area Map



Floor Plans



Energy Efficiency Graph



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