



## 114 Reynolds Avenue

, South Shields, NE34 8JP

£115,000



Tucked away in this cul de sac location a Semi Detached home offering good sized gardens and scope for the first time buyer to alter to their specification. The home does come with a fitted kitchen diner, has a tiled and clad shower room, has two good bedrooms and a lounge with fire surround and gas fire. There's a front porch, double glazing and gas central heating. Outside good rear gardens with patio and lawns. Viewing essential to fully appreciate. EPC



### Entrance porch

Laminate floor and through to

### Entrance hall

Stairs to the first floor and open to the kitchen diner

### Living room 18'0" x 10'0" (5.48 x 3.04)

Attractive feature fire surround with gas fire, French door to the garden. Radiator

### Kitchen diner 17'3" x 11'7" (5.27 x 3.52)

Fitted with wall, base units and work surfaces housing a sink unit, tiled splash backs, built in cupboard, laminate floor and a radiator

### Rear porch

A rear porch to the garden

### First floor

Landing

### Bedroom 1 18'0" x 10'3" (5.48 x 3.12)

Fitted wardrobes with overhead storage, built in cupboard, radiator

### Bedroom 2 12'0" x 8'3" (3.66 x 2.52)

Built in cupboard, radiator

### Shower room

Shower enclosure with electric shower, wash basin, tiled and clad walls, radiator

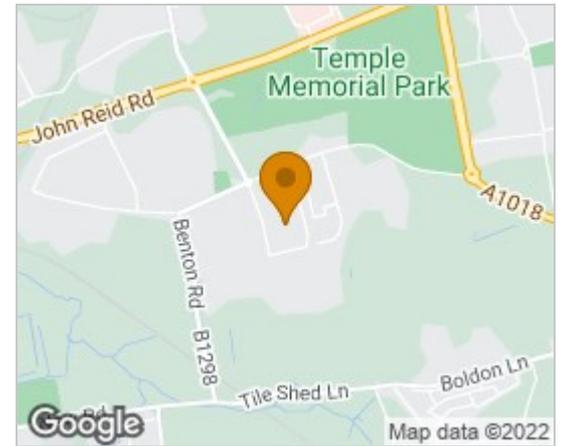
### Separate WC

WC

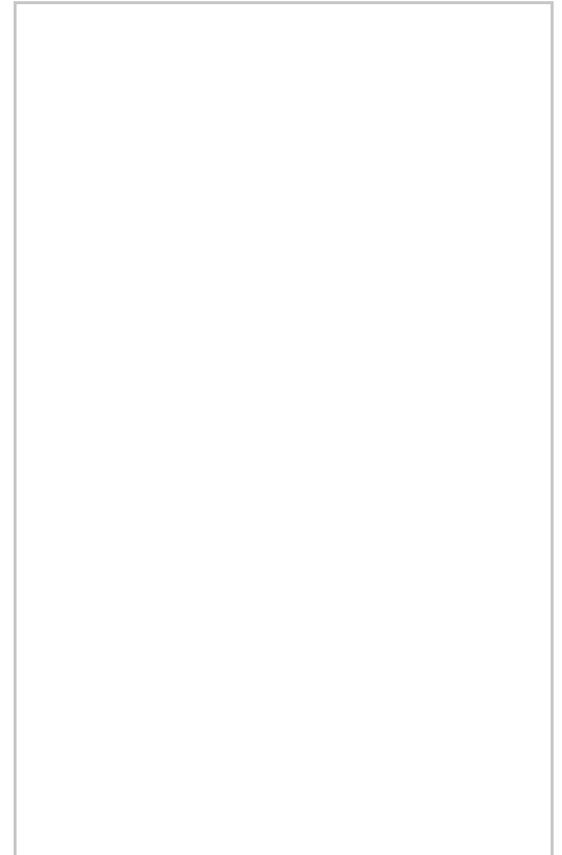
### External

Gardens to the front, generous rear gardens laid to lawn with patio, external tap and a garden shed

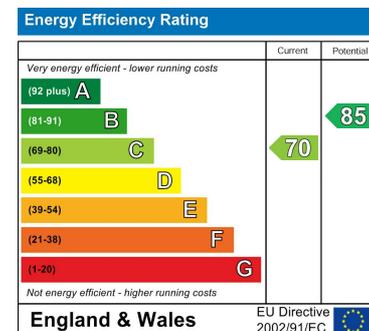
### Area Map



### Floor Plans



### Energy Efficiency Graph



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