



84 Sorrel Gardens

South Shields, NE34 8TZ

£249,950



Ideal for the family buyer situated on a lovely spot with great visitor parking on this ever popular development, we offer a lightly extended, well cared for and presented Semi Detached Home with due South aspect gardens. The home comes with a modern white stylish kitchen diner to the rear with a great useful utility and access to the garage. There is a lounge with bow window, dining room, a recently installed modern shower room and the three bedrooms. Outside is a block paved drive to the garage and the South aspect rear gardens and patio. Benefits include gas central heating, double glazing, rubber flat roofs and new external doors. One not to be missed.



Entrance porch

Via a composite front door, tiled floor, oak internal door to

Entrance hall

Stairs to the first floor, double oak doors to the living room, radiator

Living room

Bow window to the front, feature fire surround with a gas fire, built in cupboard, laminate floor and radiator, bi fold doors through to

Dining room

Laminate floor and a radiator

Kitchen diner

A lovely light and bright room with modern styled white wall, base units and contrasting work surfaces housing a sink unit, electric hob with filter hood over, oven and microwave, integral dishwasher, spot lights and under unit lights, tiled splash backs and granite floor tiles, radiator

Utility

A great useful utility with a door through to the garage. This room has wall and base units with worktops, space for appliances, porcelain floor tiles and spot lights.

First floor

Landing with oak balustrade. There is loft access from the landing with hatch and ladder. The loft has some boarding for storage and a light

Bedroom 1

Fitted wardrobes with sliding doors, radiator

Bedroom 2

Built in boiler cupboard, radiator

Bedroom 3

Stairhead storage, radiator

Shower room

A recently installed shower room with modern step in shower area with mixer shower having both drencher and hair washing shower heads, wash basin and WC, extractor fan, clad ceiling and spot lights, tiled walls and floor, radiator

Garage

A single garage with up and over door, light and power.

External

A great position on the estate for visitor parking and with a private block paved drive in front of the garage. There are front gardens laid to lawn and to the rear is a South aspect garden with a paved patio, lawns, mature planting, a garden shed and an outside tap..

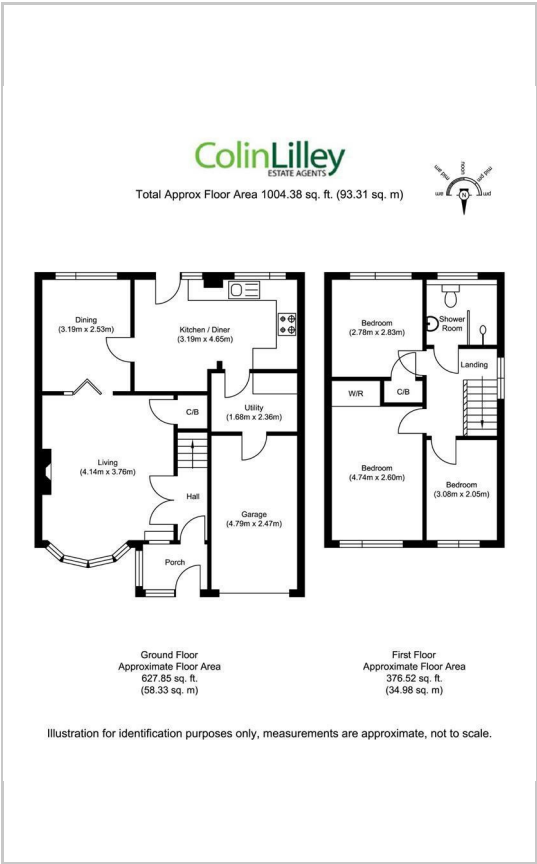
Note

Freehold Title. Council Tax Band C, Mains Services Connected. Flood Risk none, Broadband basic 4 Mbps, Superfast 73 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT and Sky. Mobile Coverage O2 Likely, Three, EE and Vodafone Limited

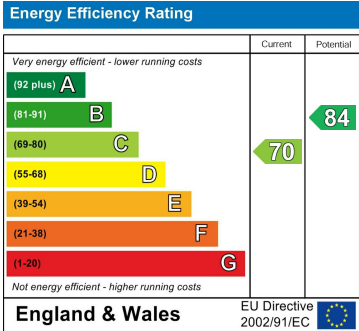
Area Map



Floor Plans



Energy Efficiency Graph



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