



19 Hylton Avenue

South Shields, NE34 7SD

£229,950



Wow! This delightful semi-detached house presents an excellent opportunity for families and couples looking for a high quality turn key home ready to occupy and get on with life. The property boasts three well-proportioned bedrooms, an inviting large reception room with wonderful media wall and fireplace, a super open plan kitchen diner to conservatory with a centrepiece breakfasting island unit and tiled flooring. There is a useful additional utility and upstairs a luxurious bathrom with drencher shower over the bath and porcelain tiling. Outside there are great sized gardens with slate tiled patio and synthetic grass making for easy maintenance. Car parking is on a block paved drive. So many features to see, makes viewing a must.



Entrance porch

Via a composite front door and through to

Living room

A lovely large open living room with oak and glazed staircase to the first floor, enhanced with a media wall with a contemporary electric fire and niche lighting, spot lights, built in under stairs cupboard and a contemporary designed radiator. Oak and glazed door to

Kitchen diner

Across the rear of the home and open plan into the conservatory. The centrepiece of the room is the breakfasting island unit which house an induction hob. There is an extensive rang of wall and base units in two tone coloured units topped with polished stone work surfaces housing an under bench sink unit, double oven, spot lights and a tiled floor, column radiator. There are French doors to the garden and the room opens into the large conservatory.

Conservatory

A large conservatory with tiled floor and French doors to the garden, radiator

Utility

Fitted with wall and base units with contrasting work tops, spaces for appliances, porcelain tiled floor and doors to both front and rear.

First floor

Landing with loft access via hatch and ladder. We are informed the loft has some boarding.

Bedroom 1

Coving and radiator

Bedroom 2

Coving and pelmet ceiling with spot lights, radiator

Bedroom 3

Coving and radiator

Bathroom

A luxurious bathroom with porcelain tiled walls and floor, chrome towel radiator and spot lighting. A three piece suite comprising a P shape shower bath with drencher shower over and folding shower screen, wall hung wash basin and WC, wall niche with lighting creating a lovely mood light with the additional bath led lights.

External

Front block paved drive for off street parking. To the rear are great sized gardens with rendered border walls enclosing the slate tiled patio that steps into the garden area with synthetic grass and a large garden shed/summerhouse. There is an outside tap.

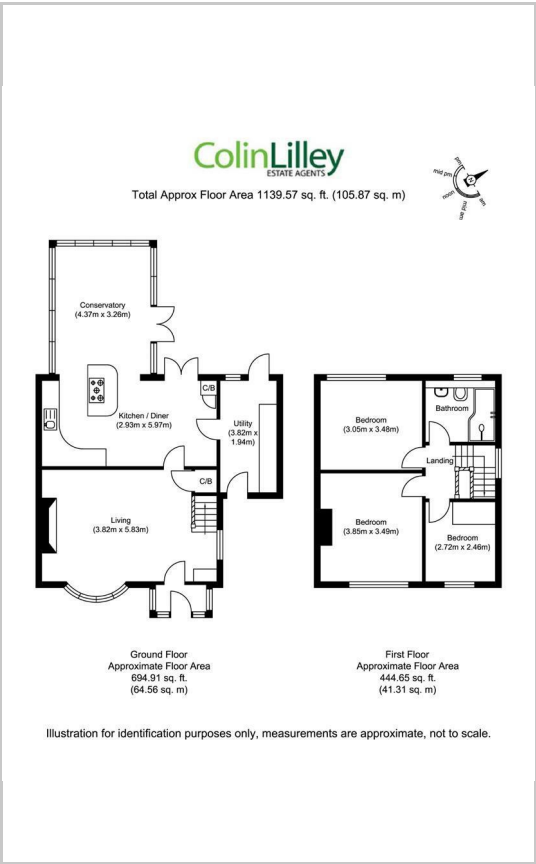
Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 1 Mbps, Superfast 44 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre Tv Availability BT and Sky. Mobile Coverage O2 and Three likely, Vodafone and EE limited

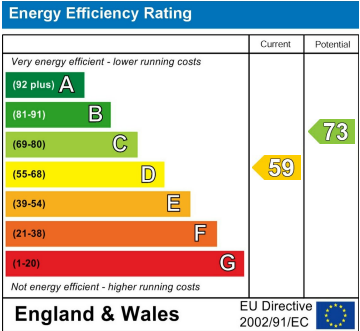
Area Map



Floor Plans



Energy Efficiency Graph



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