ColinLilley
ESTATE AGENTS

3 Clarewood Avenue

South Shields, NE34 7SY

£214,950

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Delighted to offer this extended Semi Detached Family Home in this sought after street coming with its own private drive and close to our fabulous coastline. The home offers great scope and space for a family to grow and put their stamp on it, offers an extended kitchen behind the large single garage, has a versatile sitting/dining room across the rear of the home and a lounge to the front. Upstairs are three bedrooms, all with wardrobes or storage, a shower room and separate WC. Benefits include gas central heating, double glazing and No Onward Chain. Early viewing is a must.

Entrance porch
Via a patio door to

Entrance hall
Stairs to the first floor, cupboard under, radiator

Lounge 14'6" x 11'2" (4.42 x 3.41)
Bay window with a radiator, gas fire.

Dining/Sitting room 17'7" x 10'5" (5.38 x 3.18)
Across the rear of the home this versatile room comes with a patio door to the garden and two radiators

Kitchen 14'8" x 8'8" (4.49 x 2.65)
An extended kitchen with wall and base units housing a sink, radiator and courtesy door to the garage

First floor
Landing with loft access and a built in cupboard housing the central heating boiler.

Bedroom 1 11'9" x 9'10" (3.60 x 3.02)
Fitted wardrobes and storage, radiator

Bedroom 2 10'0" x 8'9" (3.05 x 2.67)
Fitted wardrobes and storage, radiator

Bedroom 3 7'11" x 7'4" (2.43 x 2.26)
Built in bed base with storage, built in cupboard and a radiator

Shower room
Shower enclosure with an electric shower, wash basin, fully tiled walls and a towel radiator

Separate WC
WC with fully tiled walls

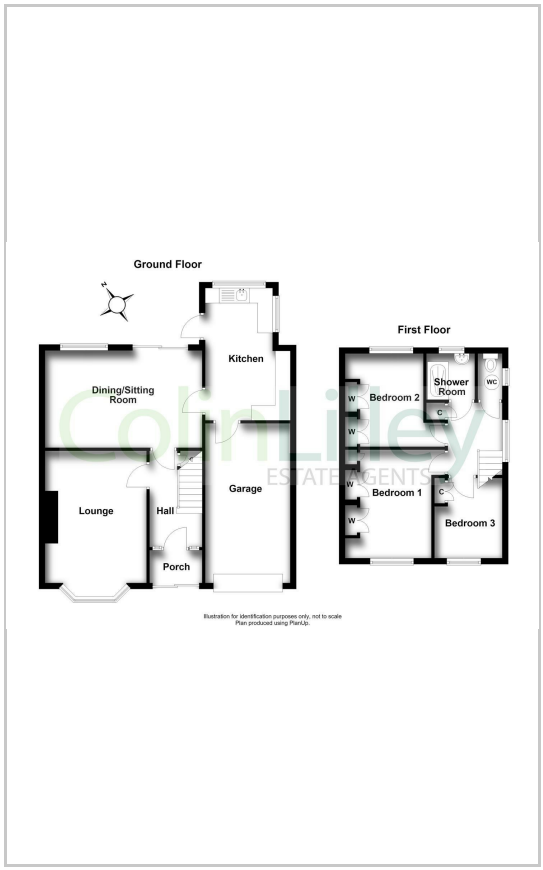
Garage 17'6" x 9'3" (5.35 x 2.83)
A generous single garage with an up and over door and the courtesy door to the kitchen

External
Front paved and tarmac garden and drive for off street parking, whilst to the rear is an ample sized garden with paved patio, shed, greenhouse and some new fencing.

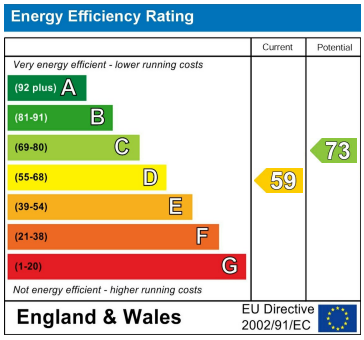
Note
Long Leasehold Title of 249 years from 1957. Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 66 Mbps, Ultrafast 1000 Mbps Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 likely, EE, Vodafone and Three limited.

Area Map

Floor Plans



Energy Efficiency Graph



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