



108 Warwick Road

South Shields, NE34 0RY

Offers Around £195,000



This beautiful simple neutrally styled home has a rear extension offering a good sized kitchen diner with outlook to the South Westerly aspect gardens and enhances the home and living space. Ideal for either those down sizing, first time buyers or couple looking for a turn key home in this much sought after location. The accommodation offers a lounge, the kitchen family dining area, two bedrooms, a bathroom and separate WC. Outside there's a block paved drive for off street parking and the rear gardens with lawns and a shed. Benefits include gas central heating, double glazing and a replaced roof. Viewing essential to appreciate.





### Entrance hall

Via a composite front door to the hall with stairs to the first floor, laminate floor and a radiator

### Living room 15'3" x 13'6" (4.67 x 4.12)

Feature fire surround with an electric fire, open under stairs storage area, alcove spot lights and a radiator

### Kitchen diner 12'4" x 12'3" max (3.78 x 3.75 max)

Extended to create an open plan kitchen dining area with outlook to the back garden. The kitchen has wall and base units housing a sink unit, electric hob with oven under and filter hood over, contrasting clad walls to the kitchen area, laminate floor and spot lights, door to the garden and a radiator

### First floor

Landing with built in cupboard. There is loft access from the landing via hatch and ladder

### Bedroom 1 11'11" x 10'8" (3.64 x 3.26)

Radiator

### Bedroom 2 11'8" x 9'7" (3.57 x 2.94)

Radiator

### Bathroom

Shower bath with screen and mixer shower over, wash basin, tiled walls and floor, built in cupboard and a radiator

### Separate WC

WC and a tiled floor

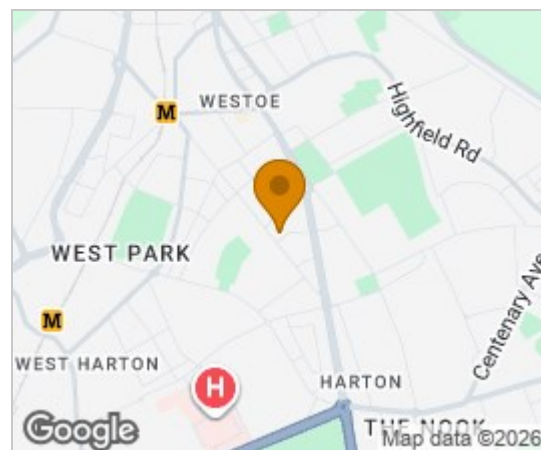
### External

Front slate shale garden with a block paved drive for off street parking, whilst to the rear is a south west aspect garden with concrete hard stand, lawn and a garden shed.

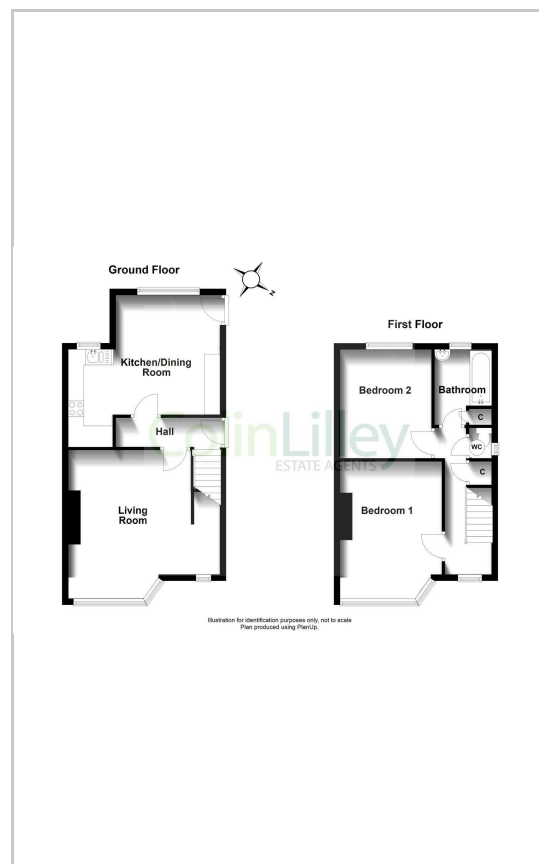
### Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 13 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 likely, Three, EE and Vodafone limited

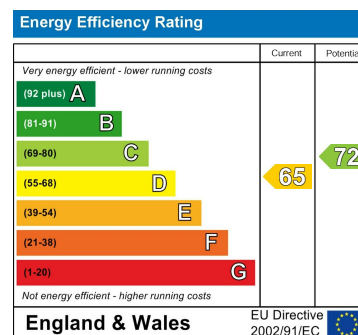
### Area Map



### Floor Plans



### Energy Efficiency Graph



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