



## 16 Holly Avenue

South Shields, NE34 7NR

Offers Around £330,000



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## Entrance hall

Via a composite front door to the hall which has oak internal doors to the rooms, laminate floor and a radiator

## Dining room

12'5" x 11'1" (3.79 x 3.40)

The dining area has laminate floor and a radiator, opens through into the rear living room

## Living room

21'2" x 12'0" (6.46 x 3.68)

A stunning living room with roof lantern and bi fold doors allowing light to flood in. There is a feature chimney breast with mantel beam, laminate floor and radiators with the bifold doors opening through to the raised terrace

## Terrace

13'7" x 12'0" (4.15 x 3.68)

A raised and paved terrace with panoramic views across Tyneside and up towards North Tyneside, there are frosted glass panels and a balustrade.

## Kitchen breakfast room

25'5" x 11'2" (7.75 x 3.42)

A huge kitchen breakfast room with breakfast bar area and an extensive range of wall and base units with contrasting work surfaces housing a sink unit and dishwasher, filter hood and tiled splash backs. To the rear of the kitchen are double unit doors hiding a fantastic utility area with plumbing for a washer and loads of storage space, tiled floor and a radiator

## Bedroom 1

22'3" x 11'5" (6.80 x 3.50)

A lovely sized and well fitted main bedroom with a range of fitted wardrobes, dressing table and drawer units, radiator

## Ensuite WC

Wash basin and WC with half tiled walls and a tiled floor

## Lounge/bedroom 2

13'10" x 13'5" (4.22 x 4.11)

Currently used as a second lounge with bow window and a radiator

## Bedroom 3

13'1" x 9'10" (4.00 x 3.00)

Extensively fitted with wardrobes and storage, radiator

## Bathroom

7'10" x 7'4" (2.40 x 2.26)

A four piece bathroom suite comprising a bath, wash basin and WC, separate step in shower area with a mixer shower having both drencher and spray shower heads, tiled walls and floor with a large chrome towel radiator

## Garden store room

Built underneath the raised terrace and being ideal for garden furniture and equipment storage.

## External

To the front is a full block paved drive for off street parking. The bungalow has an elevated position

Tel: 01914569499

with the rear gardens being terraced with steps down and synthetic grass for ease of maintenance and paved patio area to catch the summer sun.

### Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 4 Mbps, Superfast 40 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 likely, Three ,Vodafone and EE limited.



Road Map



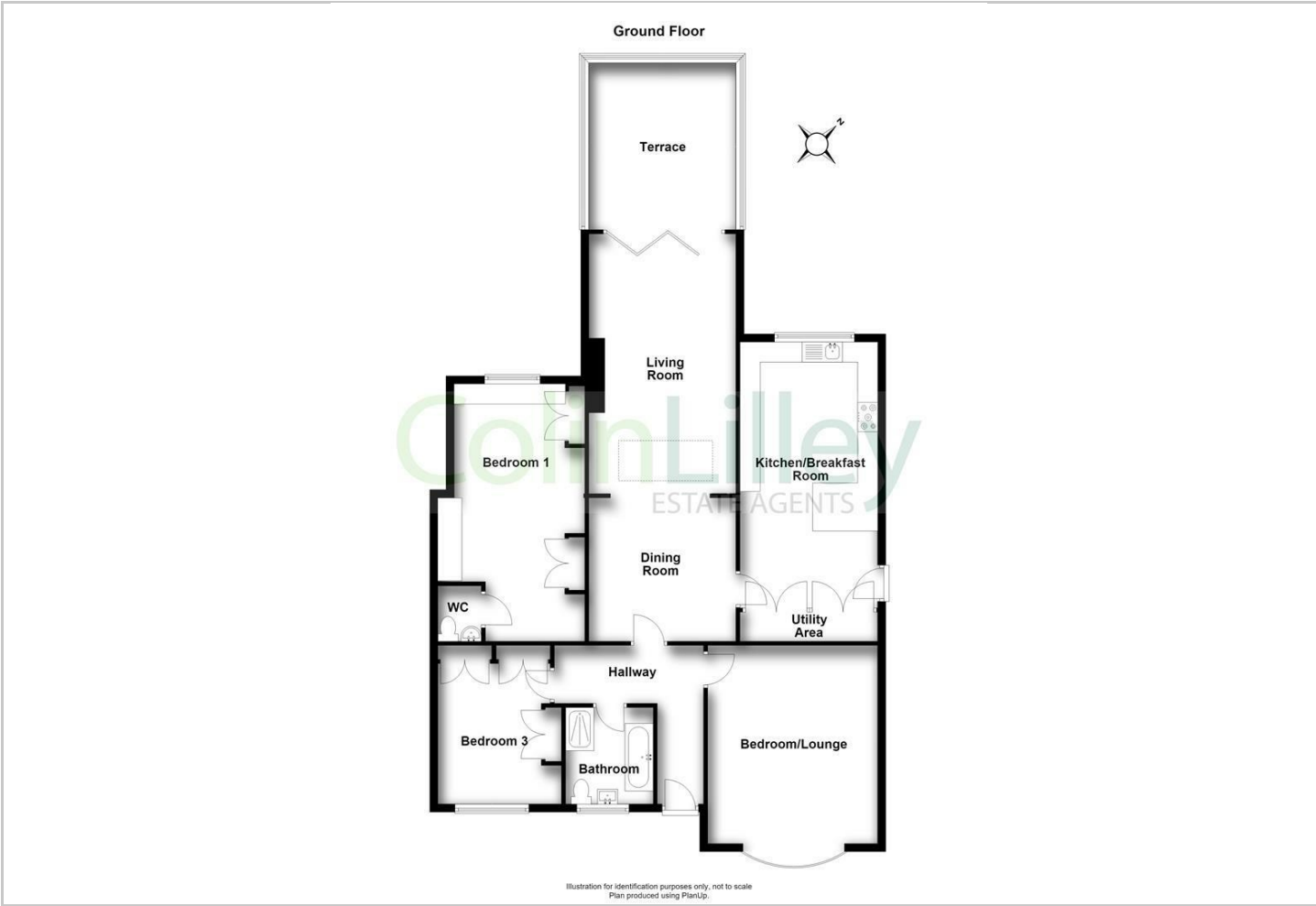
Hybrid Map



Terrain Map



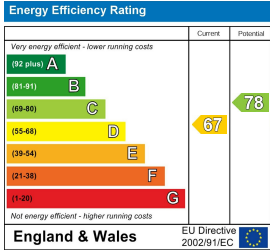
Floor Plan



Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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