



## 16 Bramham Court

South Shields, NE34 0HP

**£139,000**



A superb modern styled Townhouse in this convenient location close to the Hospital, Temple Park, The Nook shops and good access routes in and out of town. Extensively upgraded and improved, the home is sure to appeal to the growing family. From the replaced rubberised roof to improved insulation and some replaced rendering, the home comes ready to occupy with a stylish fitted kitchen diner, modern bathroom, double glazed windows and gas central heating. The home offers versatile three bedroom accommodation, a lovely large lounge, useful cloaks WC, an integral garage and off street parking. Possibly available with some furniture, this home is turn key and ready to occupy. Viewing a must to fully appreciate.



## Entrance lobby

Via composite front door, tiled floor and glazed inner doors to:

## Entrance hall

Spotlights

## Inner hall

Built in cupboard, stairs to first floor, spotlights and radiator

## Cloakroom

Vanity wash basin and WC, half tiled walls, tiled floor and spotlights

## Rear lobby

Door to the garden

## Bedroom 3 8'6" x 6'6" (2.60 x 2.00)

Radiator

## First floor

Landing with spotlights and stairs to second floor

## Living room 16'4" x 12'9" (5.00 x 3.90)

Double radiator

## Kitchen/diner 12'7" x 10'3" (3.86 x 3.14)

A modern contemporary kitchen with a wall, base and work surfaces, housing a stainless steel sink unit, gas hob with oven under and filter hood over, plumbed for automatic washer, tiled splashbacks, laminate floor and radiator

## Second floor

Landing with new Atrium skylight

## Bedroom 1 12'9" x 10'5" (3.89 x 3.18)

Radiator

## Bedroom 2 12'9" x 9'8" (3.89 x 2.96)

Radiator

## Bathroom

Bath with mixer shower over with drencher shower head and hair washing shower, wash basin, WC, part tiled walls. tiled floor, spotlights.

## Integral garage 16'4" x 8'11" (5.00 x 2.73)

With up and over door, accessed internally with courtesy door to the hallway

## Externally

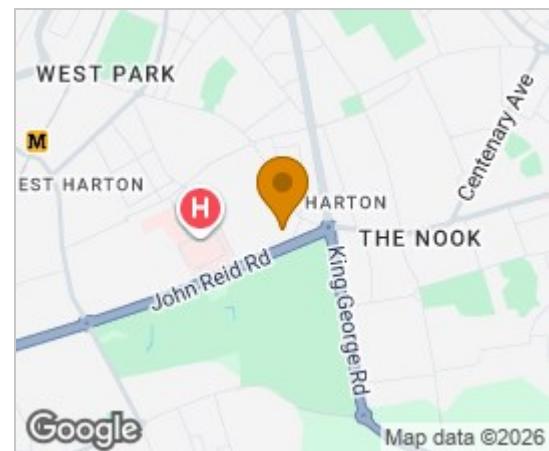
Driveway to the front. To the rear is a fenced and paved patio garden

## Note

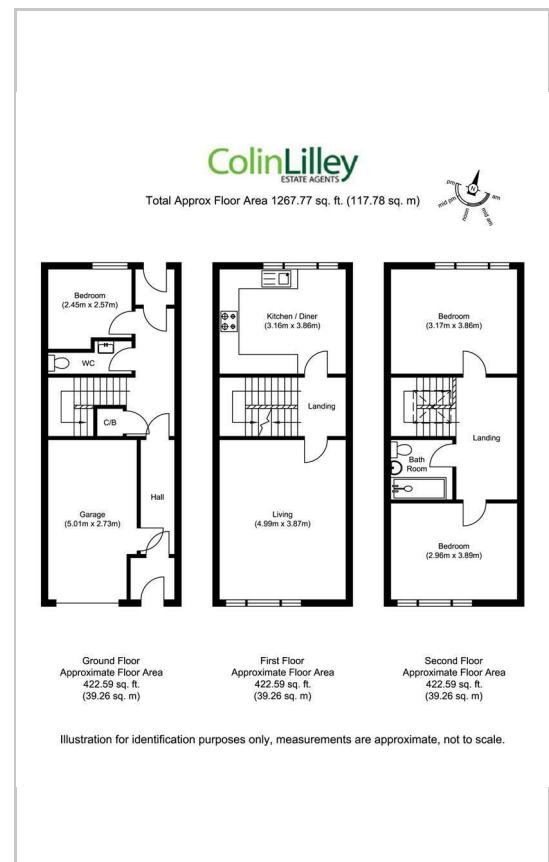
Freehold Title, Council Tax Band A. Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage EE likely, O2, Vodafone and Three limited

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## Area Map



## Floor Plans



## Energy Efficiency Graph

