



75 Hylton Avenue

South Shields, NE34 7SF

Offers Around £220,000



Ideal for the couple or growing family, this charming semi-detached house on Hylton Avenue offers a wonderful opportunity for those seeking a comfortable and spacious home. Having been well maintained and improved, the house sits on a superb large garden plot with various seating/patio areas and a large summerhouse/workshop, comes with three bedrooms, all with wardrobes, a family bathroom with shower over the bath, lounge and a large open plan kitchen with breakfast bar and opening to the dining room. There is a conservatory overlooking the great garden. Viewing a must to fully appreciate.



Entrance hall

Via a composite front door with stairs to the first floor, meter cupboard, LVT floor and a radiator

Living room 13'1" x 12'7" (4.01 x 3.85)

Bow window, laminate floor and a radiator

Kitchen 18'2" x 11'3" max (5.55 x 3.45 max)

Fitted with wall and base units with work stops housing a sink unit, double filter hood, breakfast bar area, tiled splash backs, column radiator, LVT floor and open to

Dining room 9'8" x 7'8" (2.95 x 2.36)

LVT floor and a radiator with door and panel to

Conservatory 9'4" x 7'3" (2.86 x 2.23)

Laminate floor and French doors to the garden

First floor

Landing with built in cupboard. There is loft access via hatch and ladder with some boarding

Bedroom 1 12'9" x 11'6" (3.90 x 3.51)

Fitted wardrobes to the alcoves, radiator

Bedroom 2 11'6" x 7'8" (3.52 x 2.35)

Fitted wardrobes with sliding doors, radiator

Bedroom 3 8'0" x 7'4" (2.45 x 2.25)

Fitted stairhead wardrobe with sliding door, radiator

Bathroom 7'10" x 7'0" (2.40 x 2.15)

A three piece suite in white with fully tiled walls and ceiling spot lighting. There's a bath with an electric shower over, Vanity unit with wash basin, WC and a chrome towel radiator

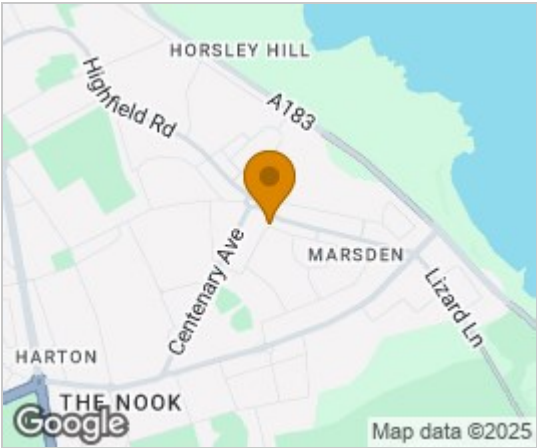
External

To the rear is a superb large garden divided into a patio area with brick pizza oven for family entertaining, rear slate shale seating area with fire pit in front of the large summerhouse/workshop, a garden shed and greenhouse. A super garden for all round family activities.

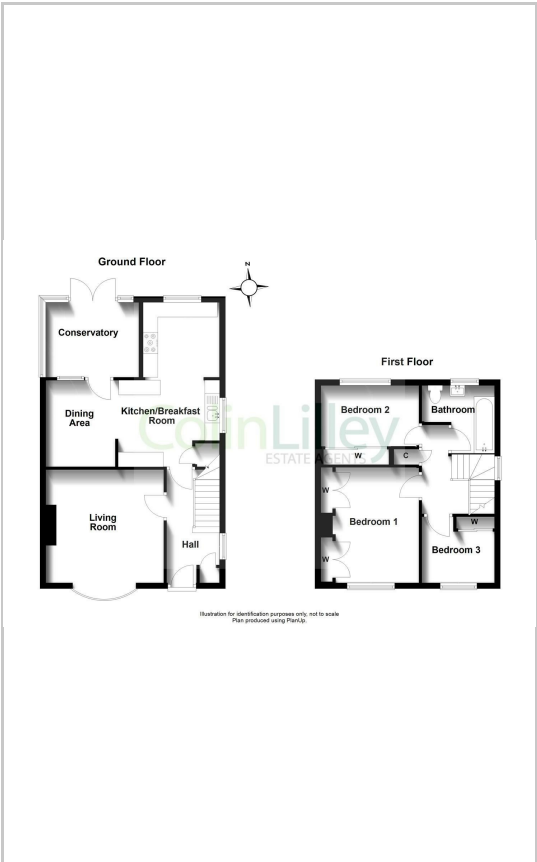
Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 3 Mbps, Superfast 63 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited

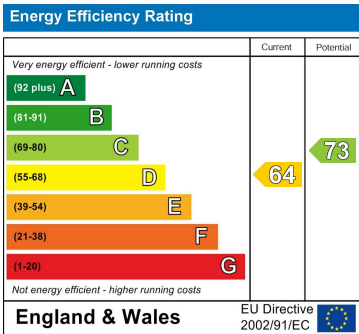
Area Map



Floor Plans



Energy Efficiency Graph



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