



109 Lake Avenue

South Shields, NE34 7AY

£154,950



A well proportioned and presented Mid Link Home in this popular location close to the shops and Marsden coastline. The home has a large fitted kitchen diner with central island unit and integrated fridge freezer, has a contemporary shower room, offers three bedrooms, one with wardrobes, large lounge, cloaks WC and comes with gas central heating and double glazing. There's off road parking to the front drive and an enclosed easily maintained garden to the rear with access to a rear road. Ideal for the couple or growing family, viewing is essential.



Entrance hall

Via composite front door and having cloaks cupboard with the central heating boiler, chromed radiator

Cloakroom

Wash basin and WC.

Inner hall

With stairs to the first floor, door to

Lounge 14'7" x 12'5" (4.45 x 3.78)

Limestone feature fire surround with real flame gas fire, box bay window, under stairs cupboard, and a radiator. Double doors to:

Kitchen diner 17'5" x 12'5" (5.31 x 3.78)

A superb large open plan room with an extensive range of wall, base units and work surfaces housing a sink unit, gas cooker with extractor hood, integrated fridge and freezer, concealed appliance space, led lighting to plinths and pelmets, central island unit with breakfast bar, slate tiled floor to the kitchen area and tiled splash backs, French doors to the garden and contemporary chromed radiator

First floor

Landing with two large cupboards and contemporary radiator

Bedroom 12'8" x 10'3" (3.86 x 3.12)

Radiator

Bedroom 13'8" x 7'4" (4.17 x 2.24)

Fitted wardrobes with sliding doors, radiator

Bedroom

Radiator

Shower room

A superb and well styled shower room with large enclosure having rain fall and hair washing shower heads, vanity units housing WC and wash basin, large mirrored wall, tiled walls and tiled floor, spot lights, extractor fan and towel radiator

External

To the front of the home is a garden area and block paved drive for off street parking. There's an enclosed rear garden with gravelling for ease of maintenance and a garden shed. Visitor parking bays to the rear road

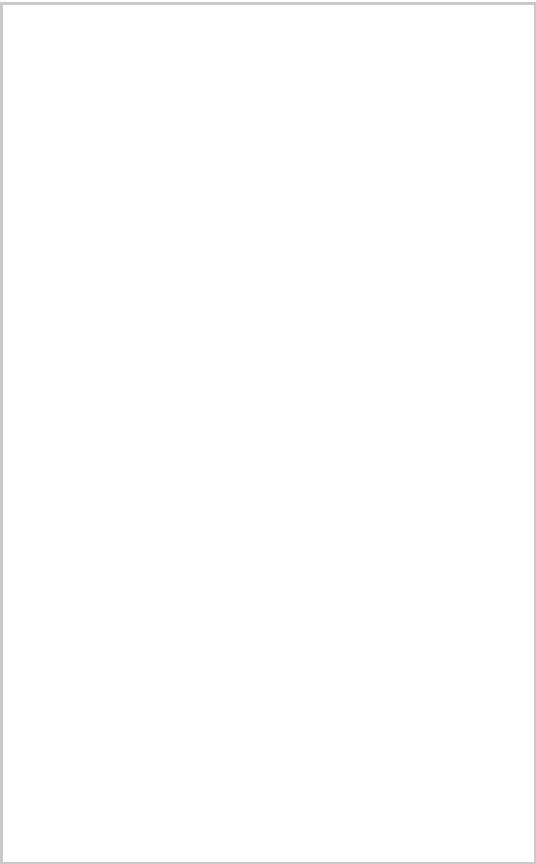
Note

Freehold Title, Council Tax Band B. Mains Services Connected. Flood Risk none. Broadband Basic 4 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, EE, Three and Vodafone likely

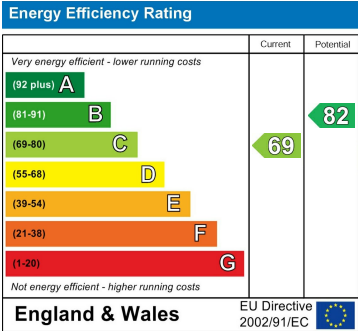
Area Map



Floor Plans



Energy Efficiency Graph



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