



## 2 Allendale Drive

South Shields, NE34 7SX

£232,950



Delighted to present this stylish three bedroom Semi Detached Home on this much sought after street, ideal for the growing family in this superb location for coast, schools and access routes. The home has been renovated with a new fitted kitchen that opens to a lovely dining room with exposed brick feature wall, there's a lounge with contemporary fireplace and the three bedrooms are well served by a shower room. There is gas central heating and double glazed windows, reskimmed walls and a re wire, useful utility room and lovely South West aspect rear gardens that are a suntrap. To the front is a private drive offering parking in front of the garage. An all round great home and one not to be missed.



## Entrance porch

Via a PVCu front door and through to

## Entrance hall

Stairs to the first floor, cupboard under, laminate floor and a radiator

## Living room

Wall hung contemporary electric fire, bay window and two cast style radiators

## Kitchen

Fitted with a range of wall and base units with contrasting work surfaces housing a ceramic sink unit, electric hob with filter hood over and oven under, wine chiller, laminate floor and open to the dining room

## Dining room

With an exposed feature brick wall, French doors to the garden, laminate floor and a column cast style radiator

## Utility

Fitted with wall and base units, space for appliances, doors to both front and rear

## First floor

Landing with built in cupboard

## Bedroom 1

Fitted wardrobes with sliding doors, radiator

## Bedroom 2

Radiator

## Bedroom 3

Stairhead wardrobe, laminate floor and a radiator

## Shower room

Shower enclosure with mixer shower, wash basin and WC, tiled and clad walls, radiator

## Garage

A single garage with up and over door, power and light

## External

To the front is a garden area with private concrete drive for off street parking in front of the garage. Enclosed rear garden with South West aspect having two decked areas and a paved patio to maximise this sunny aspect.

## Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 54 Mbps, Ultrafast 1000 Mbps. Satllite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 likely, Three, Vodafone and EE limited.

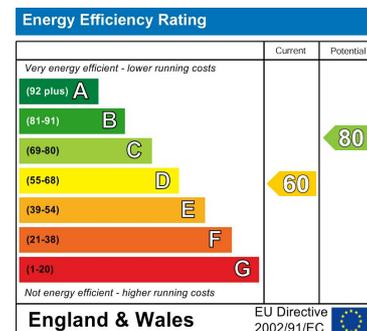
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.