



## 136 Marsden Road

South Shields, NE34 6RL

**£209,000**



If you are in the market for an ideal family home then this could be the one! Well situated for good local schools and on a transport route in and out of town, we are delighted to offer this Semi Detached home on a South aspect garden plot with a drive for off street parking. The home offers three bedrooms, a four piece modern styled bathroom with both bath and shower, comes with a lounge and dining room, a modern fitted kitchen with some integral appliances and a very handy utility room with cloaks Wc and wash basin. There's double glazing and gas central heating. With the drive and the gardens, this is a great overall proposition.



## Entrance hall

Via a composite front door, stairs to the first floor, cupboard, laminate floor and a radiator

## Living room 12'10" x 12'7" (3.93 x 3.86)

Bow window, feature fire surround, laminate floor and a radiator, arch to

## Dining room 8'11" x 8'6" (2.72 x 2.60)

French doors to the garden, laminate floor and a radiator

## Kitchen 10'0" x 9'6" (3.05 x 2.90)

A modern styled kitchen with a range of larder and base units with contrasting work surfaces housing a sink unit, gas hob with filter hood over, double oven and microwave, integral dishwasher, fridge and freezer, tiled splash backs and tiled floor, spot lights

## Utility cloaks 8'5" x 7'2" (2.57 x 2.19)

Vanity units with wash basin and WC, plumbed for a washer, tiled floor and a radiator

## First floor

Landing with cupboard

## Bedroom 1 12'9" x 11'5" (3.90 x 3.49)

Radiator

## Bedroom 2 11'3" x 9'10" (3.44 x 3.01)

Radiator

## Bedroom 3 8'9" x 8'0" (2.68 x 2.45)

Radiator

## Bathroom

A modern four piece bathroom suite by Boldon Bathrooms, comprising a bath, wash basin and WC, separate shower with both drencher and spray shower heads, spot lights, tiled walls and floor, towel radiator

## External

Front garden with railings and gates giving access to a paved concrete drive for off street parking with an EC charge point. The drive extends into a path around the home to a rear South aspect patio in an enclosed garden with lawns, fencing and a garden shed.

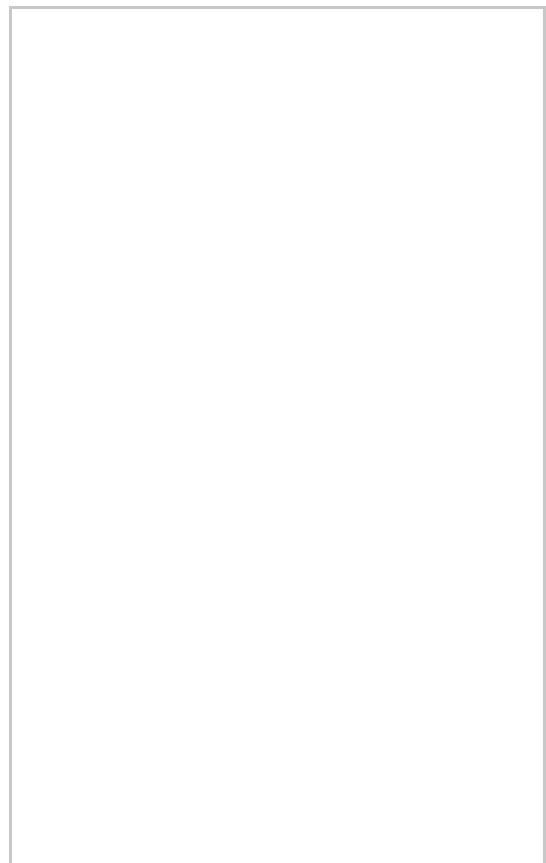
## Note

Freehold title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite /Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, Three and EE limited.

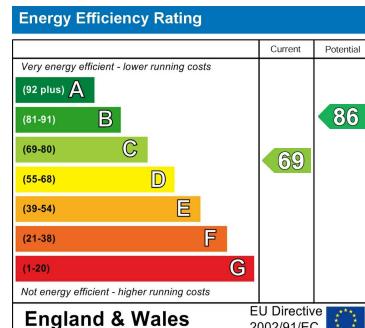
## Area Map



## Floor Plans



## Energy Efficiency Graph



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