



## 1 Merlin Villas

, South Shields, NE34 0TN

£237,500



Ideal for the down sizer and ready to occupy having been renovated and internally remodelled to a great standard, a super three bedroom Detached Bungalow with sun room and generous gardens. The home has a brand new fitted kitchen with breakfast bar and full range of integral appliances, comes with a new en suite shower room to the main bedroom and a great new family bathroom. Benefits include neutral decor and styling, new carpets, double glazing and gas central heating. No Onward Chain and priced to sell, Viewing a must to appreciate. EPC C



Entrance hall

Via PVCu front door, built in cupboard, laminate floor, spot light sand radiator. There is loft access via hatch and ladder. There is some boarding and insulation.

Lounge Diner

French doors to the sun room, radiator

Sun room

With insulated roof, laminate floor and radiator

Kitchen breakfast room

A new stylish fitted kitchen with breakfast bar area and a range of wall, base units and hardwood work surfaces housing a sink unit, electric hob and oven with filter hood over, integral fridge, freezer, washer and dishwasher, tiled splash backs, built in cupboard, spot lights, tiled floor and column radiator

Bedroom 1

Radiator

En suite

Large shower enclosure with mixer shower having a drencher shower head and hair washing shower, vanity unit with wash basin and macerator WC, tiled floor

Bedroom 2

Radiator

Bedroom 3

Radiator

Bathroom

Bath with mixer shower over having a drencher shower head with hair washing shower, shower screen, tiled surround, vanity unit with wash basin, WC, tiled floor and a towel radiator

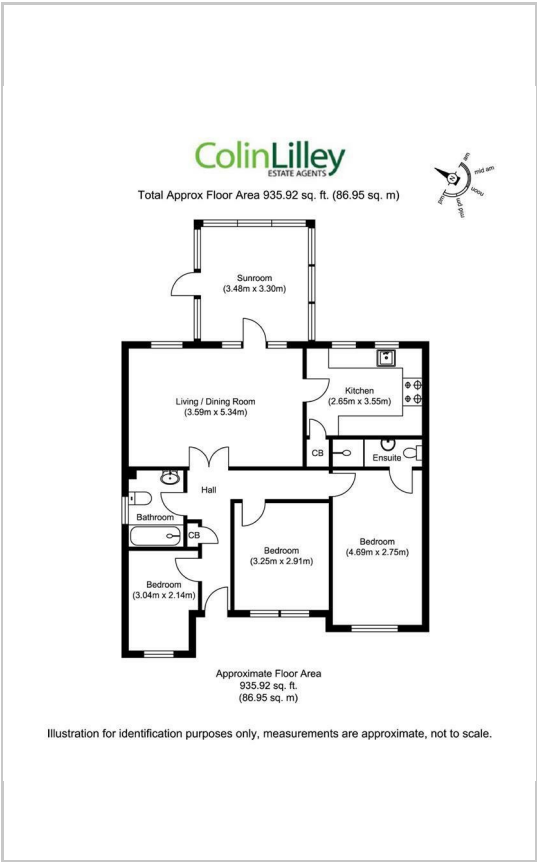
External

Gardens to the front with paved twin track drive. A good sized enclosed rear garden with patio area, fenced and laid to lawn

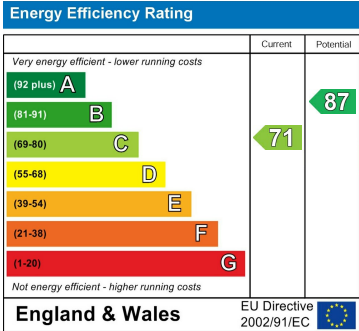
Area Map



Floor Plans



Energy Efficiency Graph



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