



12 Sheldon Road

South Shields, NE34 6ES

Offers Around £257,500



Situated in this lovely quiet street and being ideal for those looking to downsize and stamp their personality on a home, we are delighted to offer this Semi Detached Bungalow with drive, garage and South aspect garden. Offering the versatile layout of either two bedrooms and two reception rooms, or three bedrooms one reception, the home comes with a bathroom and separate WC, a kitchen diner to the rear with white goods included and benefits of gas central heating, double glazing, patio and block paved drive to the garage. Offered with No Oward Chain, viewing is a must.



Entrance lobby

Through to

Entrance hall

Built in cupboards, radiators

Living room 12'9" x 12'9" (3.91 x 3.89)

To the front with a bay window, fire surround with a gas fire, radiator

Sitting room 13'4" x 12'9" (4.08 x 3.89)

To the rear of the home with a bay window overlooking the garden, a tiled fireplace with an electric fire, radiator

Bedroom 1 11'11" x 10'11" (3.65 x 3.33)

Fitted wardrobes with sliding doors, radiator

Bedroom 2 9'0" x 7'6" (2.76 x 2.31)

Fitted wardrobes, radiator

Bathroom

Bath with a mixer shower over, wash basin, tiled walls and a radiator

Separate WC

WC and tiled walls

Kitchen diner 16'6" x 11'9" (5.04 x 3.60)

With wall and base units with work tops housing a sink unit, tiled walls and a tiled floor, appliances of cooker, fridge freezer, washer and dryer included, wall mounted central heating boiler, door to the garden, two radiators

Garage

A single garage with up and over door and courtesy door to the garden.

External

Front gravel garden and a block paved drive to the garage for car parking. To the rear are South aspect enclosed gardens with two patio areas and lawn.

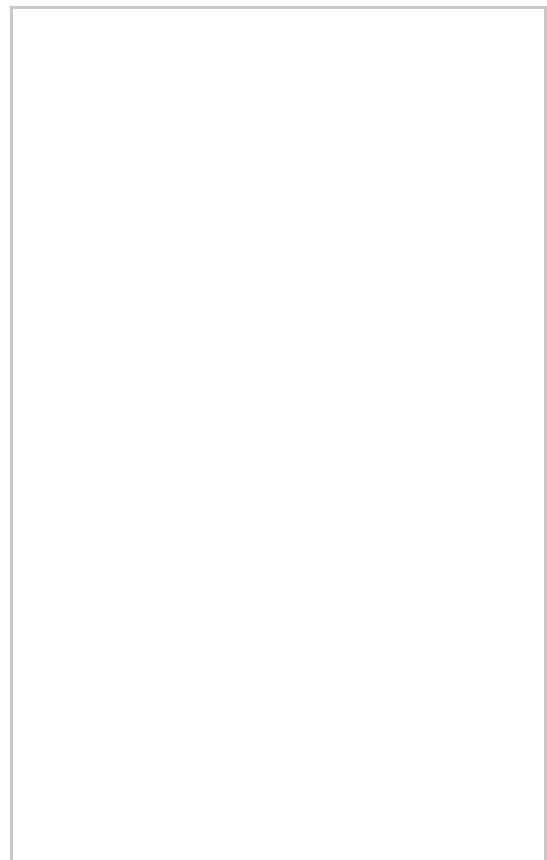
Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk none. Broadband Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone and EE likely, Three limited.

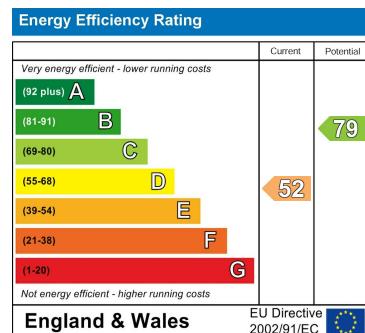
Area Map



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.