



136 Marsden Road

South Shields, NE34 6RL

£212,000



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 s sink unit. gas hob with filter hood over, double oven and mircrowave, integral dishwasher, fridge and freezer, tiled splalsh 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 printed 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 anclosed garden with lawns, fencing and a garden shed.

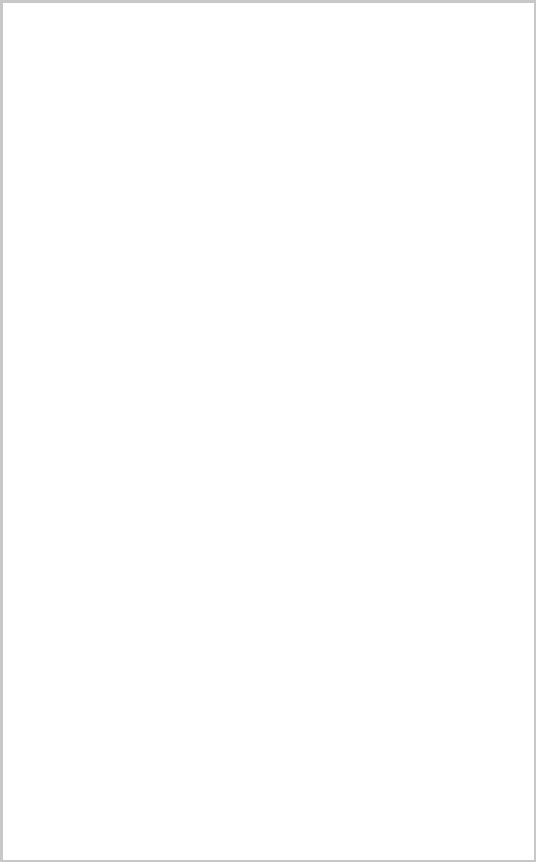
Note

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.

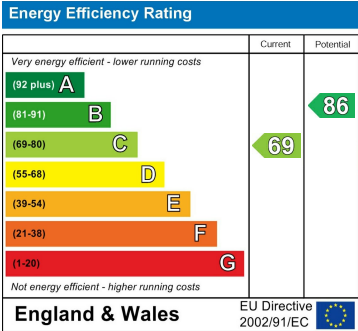
Area Map



Floor Plans



Energy Efficiency Graph



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.