



134 Marsden Road

South Shields, NE34 6RL

Offers Around £215,000



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 generous South aspect garden plot with a large conservatory addition. The home offers three bedrooms, a bathroom with both bath and shower, boarded loft, comes with a lounge and multi fuel burner, dining room, separate breakfast or sitting room and the kitchen. There's double glazing and efficient heating with air source heat pump and combi condenser boiler for hot water. With a drive and the gardens, this is a great overall proposition.





Entrance hall

Stairs to the first floor, built in cupboard, tiled floor, radiator

Living room

Part exposed brick chimney breast with multi fuel stove, bow window to the front, hardwood floor and double doors to the dining room, radiator

Dining room

Hardwood floor and a radiator, open through to the conservatory

Conservatory

French doors to the garden, hardwood floor and a radiator

Sitting/breakfast room

French doors to the garden, tiled floor, radiator

Kitchen

Fitted with wall, base units and work surfaces housing a sink unit, cooker with filter hood over, double oven, space for appliances, tiled walls, radiator

First floor

Landing with built in cupboard. There is loft access via hatch and ladder with the loft being boarded and lined.

Bedroom 1

Bow window, laminate floor, radiator

Bedroom 2

Laminate floor, radiator

Bedroom 3

Laminate floor, radiator

Bathroom

A fully tiled bathroom with three piece suite of a bath, wash basin, separate shower enclosure with mixer shower, chrome towel radiator

Separate WC

Fully tiled with a WC

External

Front gardens laid to lawn with slate shale borders and concrete drive for off street parking. To the rear are good sized South aspect gardens with porcelain stone tiled patio, synthetic grass for ease of maintenance and two sheds.

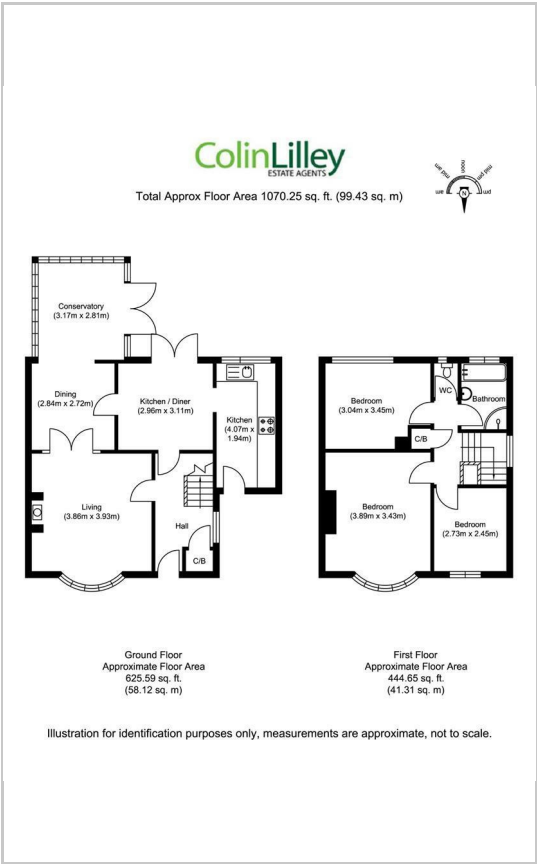
Note

Freehold Title. Council Tax Band A, Flood Risk none. Mains Services connected. 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

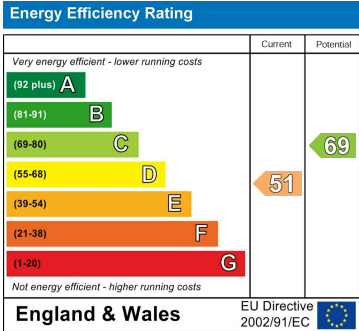
Area Map



Floor Plans



Energy Efficiency Graph



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