



5 Defoe Avenue

South Shields, NE34 9TD

£89,950



This delightful terraced house presents an excellent opportunity for first-time buyers and couples, offered with no onward chain and having been well improved and maintained. The home offers two main bedrooms with a third bedroom/box room, has a lovely lounge with polished stone fireplace, a fully fitted kitchen diner and a shower room with separate WC. There's a recently installed combi boiler for the central heating, efficient leased solar panels, double glazing and a printed concrete drive for off street parking. Sensibly priced, this is a wonderful proposition.



Entrance hall

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

Living room 17'11" x 9'11" (5.47 x 3.04)

With a polished stone fire surround with lighting and a 2kw electric fire, two radiators

Kitchen diner 17'11" x 11'5" max (5.47 x 3.49 max)

Fitted with a range of wall, base units and work surfaces housing a ceramic sink unit, gas hob with filter hoof over, Neff hide and slide oven, space for appliances, tiled splash backs and a tiled floor, built in cupboard, radiator

First floor

Landing with loft access. The loft has some boarding and lighting

Bedroom 1 12'4" x 8'3" (3.77 x 2.53)

Fitted wardrobes with overhead storage, built in cupboard, radiator

Bedroom 2 10'2" x 10'0" (3.12 x 3.06)

radiator

Box bedroom 3 7'8" x 5'6" (2.34 x 1.70)

Currently a dressing room with a built in cupboard housing the recently installed combi central heating boiler

Shower room

A shower enclosure with an electric shower and wash basin, clad walls, tiled floor and a radiator

Separate WC

Tiled walls and floor, radiator

External

Front double printed concrete drive with walls and railings. To the rear is an enclosed block paved garden with shed. There is external power and a tap.

Note

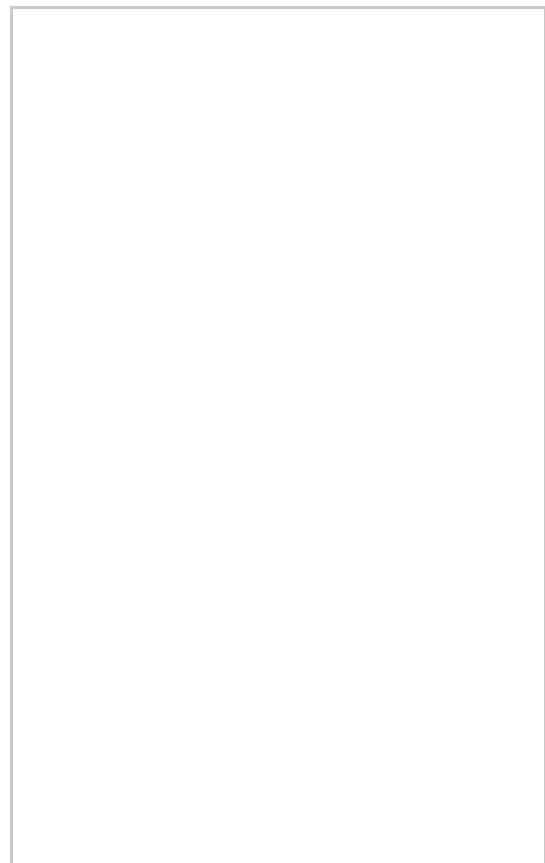
Freehold Title, Council Tax Band A. Mains Services Connected. Solar Panels are leased through A Shade Greener on the remainder of a 25 year lease. Flood Risk very low. Broadband Basic 5 Mbps, Superfast 74 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, Three and EE limited.

Solar panels are on a 25 year agreement and there 12 years in, they are free of charge confirmed this with Raymond 25.04.25 LF

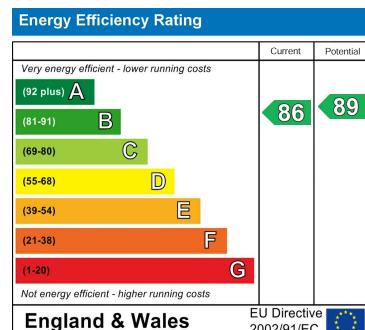
Area Map



Floor Plans



Energy Efficiency Graph



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