



## 20 St Michaels Avenue

South Shields, NE33 3AN

£284,950



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## Entrance lobby

Through to

## Entrance hall

With stairs to the first floor and an under stairs cupboard, radiator

## Living room

A beautiful period room with square bay window to St Michaels Avenue. There is feature panelling to the alcoves, a period style fire surround with log burning stove, hardwood floor and a radiator

## Sitting/ dining room

To the rear with French doors to the "yarden" . Feature panelled alcoves, laminate floor and a radiator

## Kitchen breakfast room

Extensively fitted with framed shaker style wall, base units and hardwood work surfaces housing a ceramic sink, breakfasting area, tiled splash backs and a tiled floor. The chimney breast has exposed brickwork and houses the range style cooker, there is under unit lighting spot lights and a cast style radiator

## Utility

Wall and base units with hardwood work surfaces, plumbed for appliances and with a tiled floor and a radiator

## Cloaks WC

WC and wash basin, tiled floor

## First floor

Landing and half landing with a built in cupboard and return stairs to the attic bedroom.

## Bedroom 2

Alcove wardrobes with sliding doors, laminate floor and a radiator

## Bedroom 3

Wardrobes with sliding doors, alcove cupboard, laminate floor and a radiator

## Bedroom 4

Laminate floor and a radiator

## Bathroom

A super family bathroom with a free standing roll top bath, separate shower enclosure with mixer shower, twin wash basins, half panelled walls and a boiler cupboard, radiator

## Separate WC

WC, half panelled walls, radiator

## Second floor

Return stairs to

## Bedroom 1

The main bedroom with velux windows, feature panelled wall and fitted eaves storage cupboards, spot lights and a radiator

## En suite

A recently revamped en suite with a newly installed shower enclosure with a mixer shower

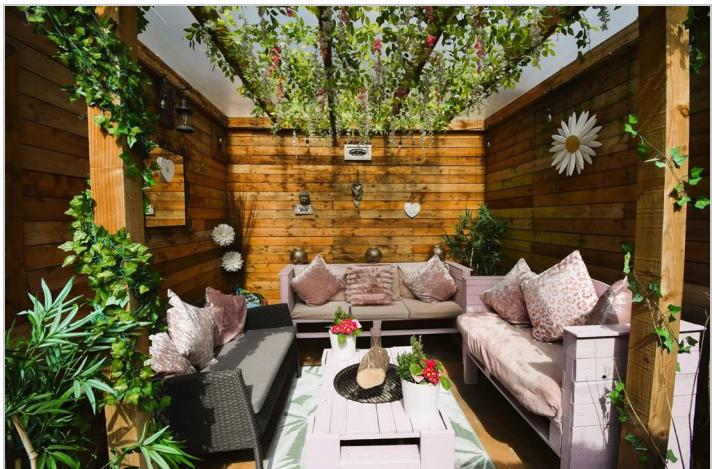
having both drencher and hair washing shower heads, wall hung wash basin, WC, tiled walls, floor lighting, chrome towel radiator

### External

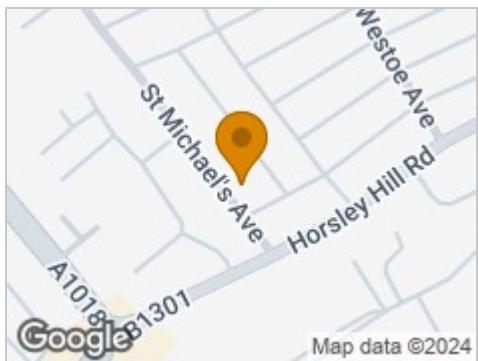
Rear "Yarden" area with paving and a covered pergola styled area ideal for entertaining and sitting out. There is an electric roller shutter door for vehicle access if required and external power. To the front is a resin forecourt area.

### Note

Freehold Title, Council Tax Band C, Mains services , Flood Risk very low, Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone and Three



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

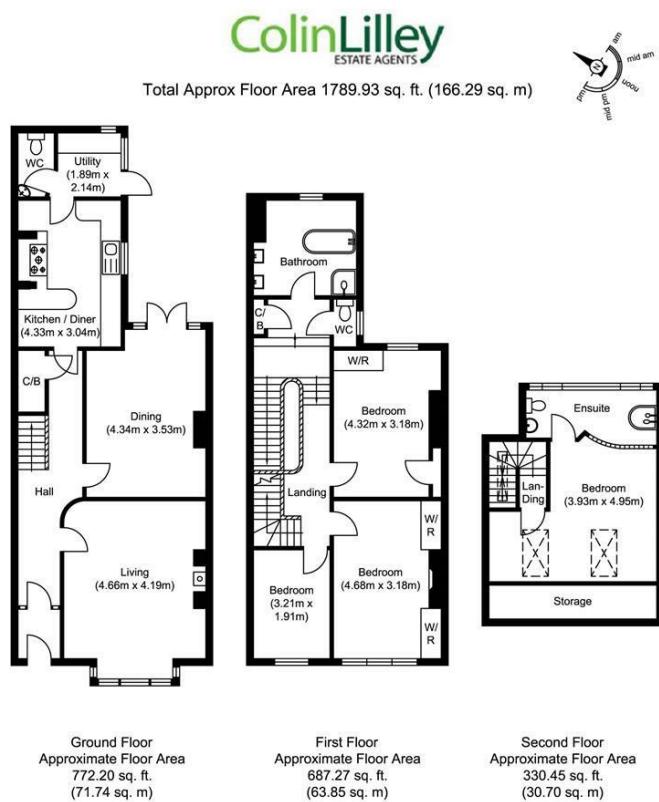
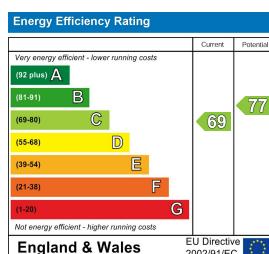


Illustration for identification purposes only, measurements are approximate, not to scale.

## Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

## 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.