



## 39 Barbour Avenue

, South Shields, NE34 6SD

**£189,950**



We are delighted to offer this ideal family sized Semi Detached Home in this popular location for schools, shops and transport links. This much loved and cared for home has been updated and is really well presented, offers three bedrooms, two with wardrobes, a tiled bathroom, lounge with bow window, dining room opening to a fitted kitchen, useful utility and a conservatory overlooking the rear gardens which are block paved for ease of maintenance. Benefits include gas central heating, double glazing, off street parking and re roofed in the last 10 years. With No Onward Chain, viewing is a must



## Entrance Porch

Via a composite front door and through to

## Entrance Hall

Stairs to the first floor, built in cupboard, double doors to the living room

## Living Room 12'11" x 12'8" (3.95 x 3.87)

A lovely picture bow window and a radiator

## Dining Room 9'11" x 9'4" (3.04 x 2.85)

French doors to the conservatory and an arch to the kitchen, radiator

## Conservatory 10'5" x 9'4" (3.20 x 2.85)

Tiled floor and a radiator

## Kitchen 10'4" x 10'2" (3.16 x 3.10)

Fitted with wall, base units and work surfaces housing a sink unit, ceramic electric hob with oven under and filter hood over, plumbed for a washer, tiled walls and floor, radiator.

## Utility 13'2" x 6'5" (4.03 x 1.97)

Fitted with wall, base units and work surfaces, clad walls and a tiled floor, doors to both front and rear, radiator

## First Floor

Landing with boiler cupboard, loft access. The loft is boarded and has a skylight.

## Bedroom 1 12'7" x 11'4" (3.85 x 3.47)

Two sets of fitted wardrobes with mirrored fronts, radiator

## Bedroom 2 9'11" x 9'3" (3.04 x 2.83)

Fitted wardrobes, radiator

## Bedroom 3 8'11" x 8'0" (2.72 x 2.45)

Radiator

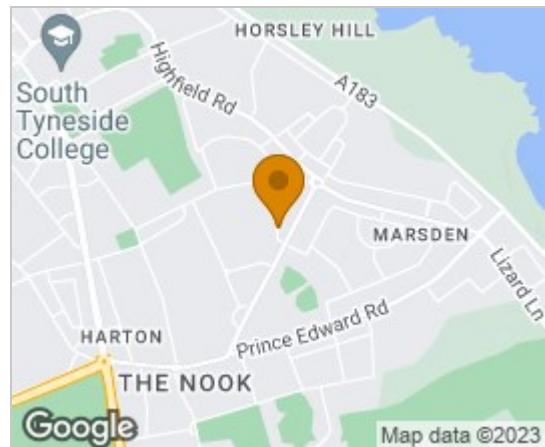
## Bathroom

Bath with mixer shower tap and shower screen, wash basin and WC, tiled walls, laminate floor and a radiator

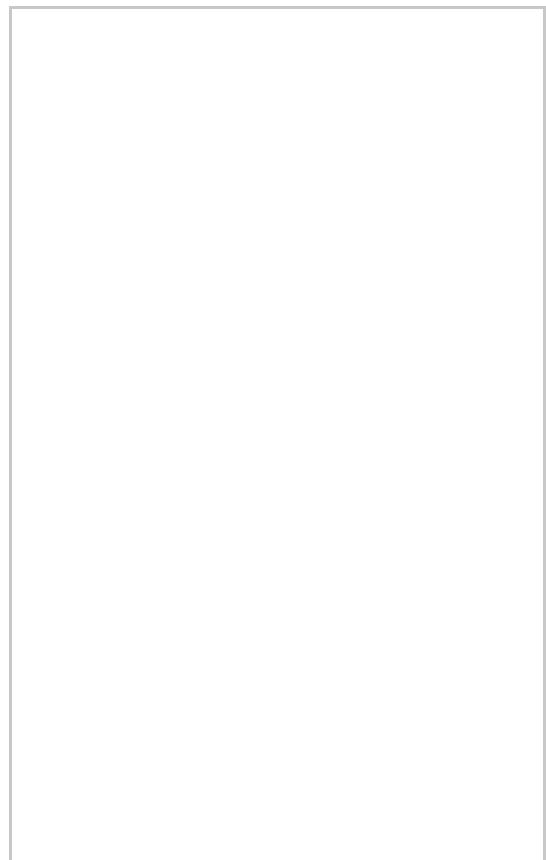
## External

Front gravel garden with block paved drive behind gates and railings for off street parking. To the rear is an enclosed block paved patio garden for ease of maintenance with shed and outside tap

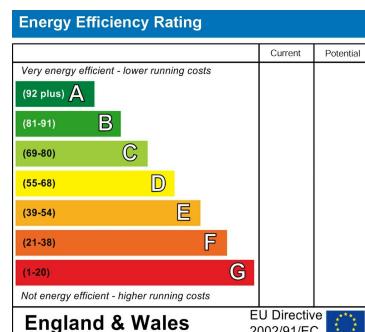
## Area Map



## Floor Plans



## Energy Efficiency Graph



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