



## 51 Ashley Road

South Shields, NE34 0PD

Offers Around £275,000



This wonderfully renovated Semi Detached Home would be ideal for the growing family, situated on a large garden plot that offers ample parking and scope to landscape and add outbuildings, the home itself offers four bedrooms with dormer rear windows creating two good attic bedrooms, one with an en suite shower room. To the first floor are two double bedrooms with a family bathroom and to the ground floor is a lounge with feature acoustic panelled wall, an open plan dining area to a modern styled kitchen with useful utility and cloaks WC. This is turnkey accommodation and a blank canvas, ready to occupy so don't miss out.



### Entrance hall

Stairs to the first floor, laminate floor.

### Living room

Feature wall with acoustic wall panelling, bay window and a radiator

### Dining room

A lovely large dining room, open plan to the new fitted kitchen area, there's a feature papered wall and alcove cupboards, French doors to the garden, laminate floor and an array of spot lights, radiator. Opening into:

### Kitchen

A new fitted kitchen with handle less units and contrasting work surfaces housing a sink unit, induction hob with filter hood over, eye level oven and microwave, laminate floor and spot lights.

### Utility

A great sized utility off the kitchen and with plumbing for the washer, radiator. Off the utility is the cloaks WC

### Cloaks WC

Vanity wash basin and WC, marble effect part clad walls and a radiator

### First floor

Landing and return stairs to the second floor, built in cupboard and a radiator

### Bedroom 2

Alcove cupboard and a radiator

### Bedroom 3

Radiator

### Bathroom

A new three piece white suite with a bath having a mixer shower over with both drencher and spray shower heads, shower screen, vanity unit with wash basin, WC, splash back tiling, spot lights and towel radiator

### Second floor

Landing with spot lights.

### Bedroom 1

To the rear with large dormer window creating space and allowing light to flood in, radiator.

### En suite

Shower enclosure with mixer shower and marble effect cladding, vanity wash basin and WC, towel radiator

### Bedroom 4

Two velux windows and a radiator

### External

Block paved drive and gravel area to the front for ample off street parking whilst to the rear are large gardens laid mainly to lawn with a rear gravel patio that catches the sun and would make an ideal spot for a summerhouse or mancave. The potential also exist to open this area to the side street if any additional off road hard stand is required.

### Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin, Mobile Coverage Three likely, O2, Vodafone and EE limited.

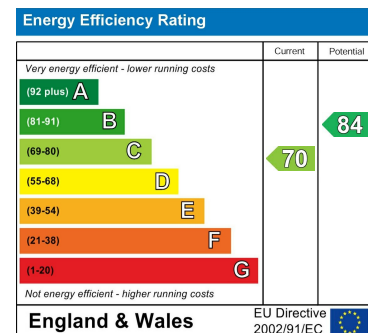
## Area Map



## Floor Plans



## Energy Efficiency Graph



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