



## 67 Hertford Avenue

South Shields, NE34 7TY

Offers Around £159,950



Situated in this lovely coastal position and offering deceptively sized accommodation, we are delighted to offer this End Link Home with conservatory addition and a rear drive into the garden. Ideal for the first time buyer or family looking to grow, the accommodation offers an open plan living room to dining room with cloaks WC off and a kitchen. There's three bedrooms and a tiled shower room with the end position offering south west aspect front garden onto a grassed area, ideal for the children. With gas central heating and double glazing, viewing is advised to fully appreciate these unique styled homes.



### Entrance porch

Tiled floor and through to the living room

### Cloaks WC

Vanity wash basin and a WC, tiled walls and floor, chrome towel radiator

### Living room 14'9" x 14'9" (4.50 x 4.50)

An open plan living room with stairs off and to the first floor, contemporary fire surround with an electric fire and open through to the dining room, patio door to the front garden

### Dining Room 11'8" x 9'9" (3.58 x 2.99)

Tiled floor and double doors to the conservatory, radiator

### Conservatory 11'4" x 11'2" max (3.46 x 3.41 max)

Tiled floor and French doors to the garden

### Kitchen 13'7" max x 7'4" (4.16 max x 2.25)

Fitted with a range of wall and base units with contrasting work surfaces housing a sink unit, filter hood, built in cupboard, tiled splash backs and a tiled floor, radiator

### First floor

Landing with double cupboard. We are informed the loft has some boarding and shelving

### Shower room

Shower enclosure with a mixer shower, wash basin in vanity units and a WC, tiled walls and floor, towel radiator

### Bedroom 1 14'11" x 9'6" (4.57 x 2.91)

A full range of fitted wardrobes with over head storage and bedside drawers, radiator

### Bedroom 2 10'9" x 9'6" (3.30 x 2.91)

Radiator

### Bedroom 3 9'1" x 7'7" (2.77 x 2.33)

Radiator

### External

Front enclosed patio garden with a south west aspect, whilst to the rear is a paved driveway with gates, raised decking and paved stone patio, garden shed.

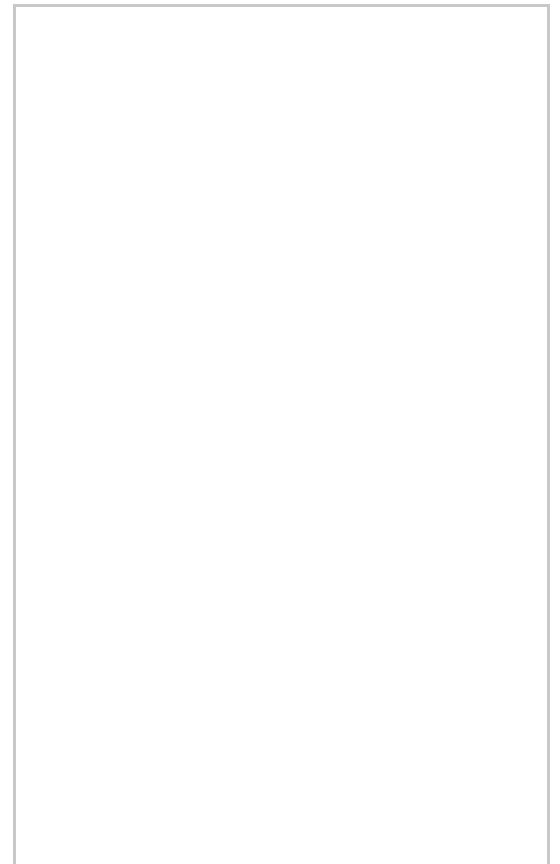
### Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 3 Mbps, Superfast 31 Mbps. Ultrafast 1000 Mbps. Satellite /Fibre TV Availability BT, Sky and Virgin.. Mobile Coverage O2, Vodafone and Three likely, EE limited

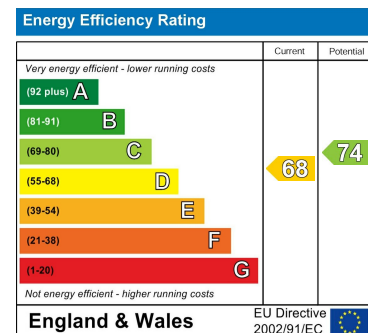
### Area Map



### Floor Plans



### Energy Efficiency Graph



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