



17 Agricola Court

South Shields, NE33 2BX

£170,000



Delighted to offer this 'jewel in the crown of a location', perfect for the town centre, yet private in position and offering family sized three bedroomead accommodation with a lovely sized detached garage at the rear. Rare to the market, this well loved home has been maintained and upgraded, comes with a modern styled fitted kitchen with white goods, has a great sized lounge diner and a timeless fitted bathroom. With loads of cupboard space and a useful cloaks WC, benefits include double glazing and central heating via replaced boiler, some new carpets and no onward chain. The home comes with a front patio garden from a pedestrianised frontage, and has the garage and rear garden with additional parking. A whole lot of home in a great location and one not to be missed.



Entrance porch

Via a composite front door and through to

Entrance hall

With stairs to the first floor and cupboard under, there is a good sized cloaks cupboard and a radiator

Cloaks WC

Vanity unit with a wash basin, WC, clad walls and ceiling, tiled floor

Lounge dining room 23'3" x 10'5" (7.10 x 3.20)

A great sized room from front to rear with ample space to try different furniture layouts. There is a fire surround with an electric fire and two radiators

Kitchen 12'2" x 8'8" (3.71 x 2.65)

A smart fitted modern styled kitchen with a range of wall and base units housing a ceramic sink unit, gas hob and double oven with filter canopy over, washer, fridge freezer, tiled walls, spot lights and laminate floor. There is a rear lobby with access to the outside, the kitchen and the lounge

First floor

Landing with a large double cupboard housing the Worcester central heating boiler

Bedroom 1 11'6" x 10'4" (3.52 x 3.17)

Built in cupboard, new carpets and a radiator

Bedroom 2 12'11" x 10'3" max (3.95 x 3.14 max)

Built in cupboard, new carpets and a radiator

Bedroom 3 7'9" x 7'7" (2.38 x 2.33)

New carpets and a radiator

Bathroom

A timeless fitted bathroom with a range of vanity units housing a wash basin and WC. There is a bath with a mixer shower tap and a mixer shower over with shower screens, tiled walls and floor, ceiling spot lights and a feature towel radiator

Garage

A great sized detached garage to the rear garden with a new electric roller door and a courtesy door. The garage has a light and power.

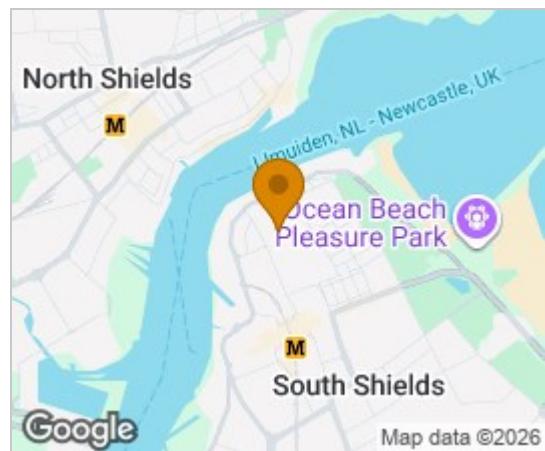
External

In addition to the garage, there are double gates at the rear for off street parking if required. There is a paved patio garden at the back, whilst the front is fully paved and has an outlook over the pedestrianised frontage and a grassed area facing southwest

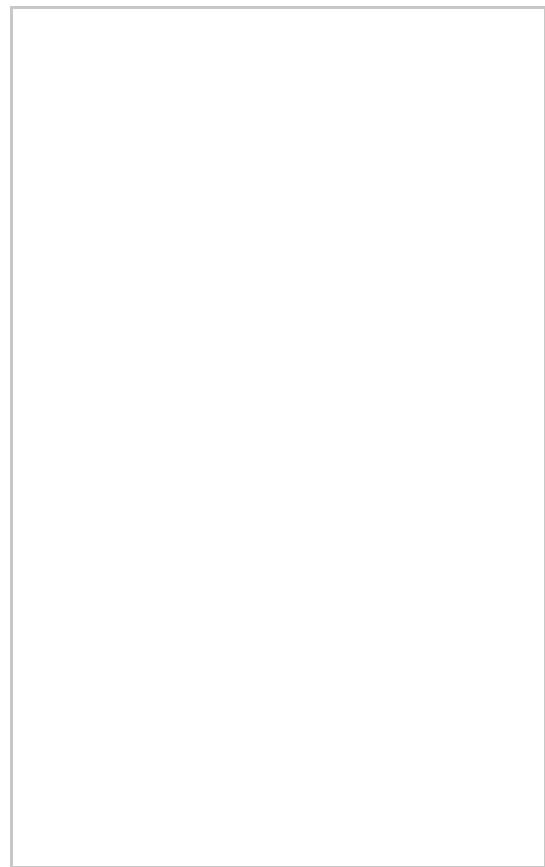
Note

Freehold Title, Council Tax Band A, Mains Services Connected, 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 and Vodafone likely, EE and Three limited

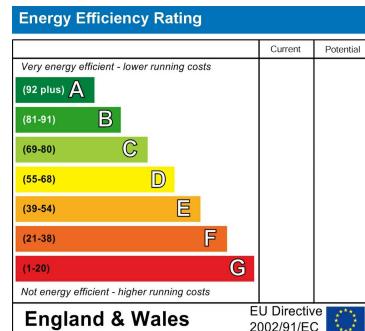
Area Map



Floor Plans



Energy Efficiency Graph



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