



## 40 Dykelands Way

South Shields, NE34 9HA

£175,000



Located on the popular Brosley Estate, this well-presented two bedroom semi detached home is ideal for first-time buyers, couples, or small families. The property offers two well-proportioned bedrooms and a practical layout throughout. To the rear, the west facing garden enjoys plenty of afternoon and evening sun, making it perfect for relaxing or entertaining. Internally there is a new fitted kitchen that opens to the conservatory over looking the garden whilst outside, there is a garage and drive for two cars. Well positioned for local amenities, schools, and transport links, this property offers a great opportunity to step onto the property ladder. Early viewing is recommended.



## Entrance porch

Through to

## Living room 15'10" x 12'4" (4.84 x 3.76)

Stairs to the first floor, laminate floor and a radiator

## Kitchen 12'4" x 8'8" (3.76 x 2.66)

A new fitted kitchen comprising wall and base units with a sink unit, induction hob with filter hood over and oven under, tiled splash backs, laminate floor and open through to the conservatory

## Conservatory 9'2" x 7'11" (2.81 x 2.43)

Single door to the garden, laminate floor and a radiator

## First floor

Landing

## Bedroom 1 12'4" x 8'10" (3.76 x 2.71)

To the rear of the home with a radiator

## Bedroom 2 12'4" x 7'6" (3.76 x 2.30)

Radiator

## Bathroom

A three piece suite in white comprising a bath with mixer shower tap, wash basin and WC, built in stairhead cupboard, tiled walls and floor

## Garage

A single garage to the side of the home with an up and over door and courtesy door. The garage has plumbing for the washer, houses the central heating boiler and has a tap.

## External

Front garden and a block paved drive in front of the garage for parking for two cars. To the rear is a west aspect garden with patio area making this an ideal sun trap and a place to sit and relax

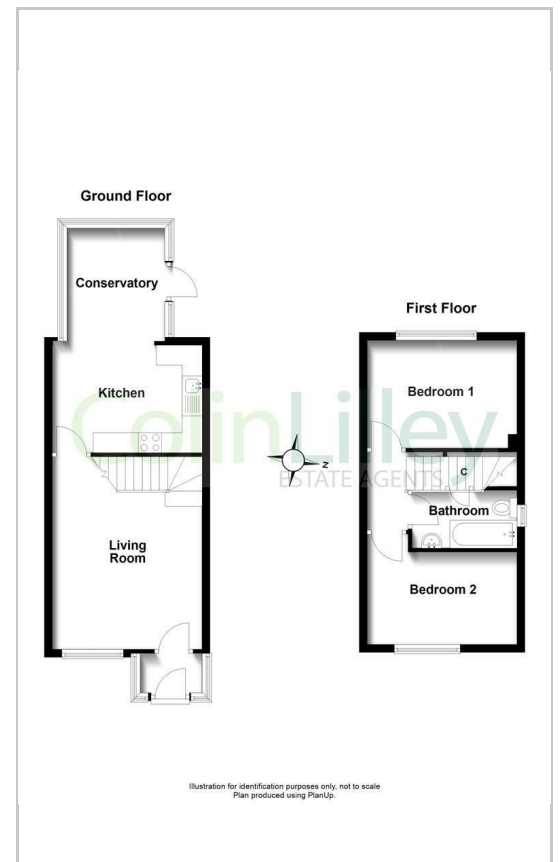
## Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 1 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, Three and EE limited.

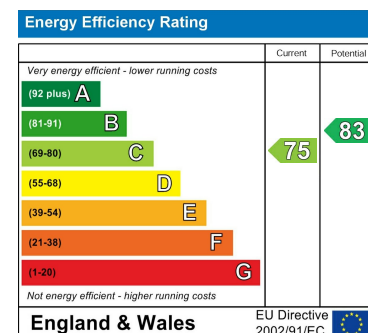
## Area Map



## Floor Plans



## Energy Efficiency Graph



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