



1 Heron Villas

South Shields, NE34 0TZ

Offers Around £184,950



A great home for those looking to downsize, situated on a splendid garden plot with patio and synthetic grass, this well cared for, maintained and loved Semi Detached Bungalow offers ready to move into accommodation with sun room addition, two bedrooms, a good sized lounge, kitchen with white goods, shower room and a garage. Outside the front drive offers ample parking and the Southerly aspect gardens are ideal for the summer sun. Benefits include gas central heating, double glazing and No Onward Chain.



Entrance lobby

Laminate floor and clad walls, through to

Entrance hall

Clad walls, laminate floor and a radiator. There is loft access via hatch and ladder and we are informed the loft has some boarding.

Living room 13'11" x 12'11" (4.25 x 3.96)

Stone effect fire surround with an electric fire, clad walls and laminate floor, patio door to the sun room, radiator

Sun room 11'5" x 8'11" (3.50 x 2.73)

Door to the garden, laminate floor

Kitchen 10'10" x 7'2" (3.31 x 2.20)

Fitted with wall and base units with contrasting work surfaces housing a ceramic sink unit, gas cooker, washer and fridge freezer, tiled and clad walls, built in cupboard and a radiator. Door to the garage.

Shower room

Corner shower enclosure with mixer shower, wash basin and WC, tiled walls and a radiator

Bedroom 1 11'4" x 9'9" (3.47 x 2.98)

Fitted wardrobes and plantation shutters to the windows, clad walls, laminate floor and a radiator

Bedroom 2 9'10" x 6'9" (3.01 x 2.07)

Currently presented as a dining room with clad walls and plantation shutters, laminate floor and a radiator

Garage 17'4" x 8'11" (5.30 x 2.73)

An attached garage with access from the kitchen, up and over door and courtesy door to the garden.

External

A lovely wide and long garden plot with ample drive having a turning point and great for off street parking. To the Southerly aspect rear garden there is a large patio area, synthetic grass for ease of maintenance, a garden shed and an outside tap.

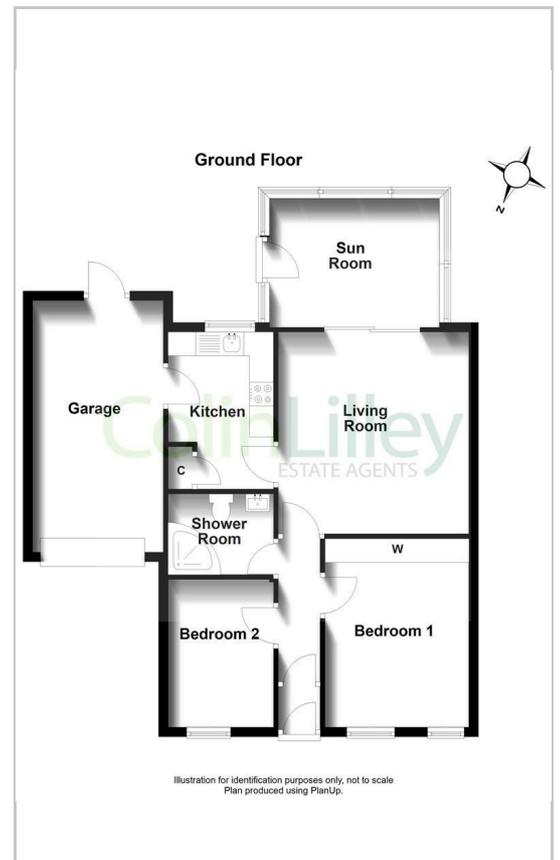
Note

Freehold Title, Council tax band B, Mains Services Connected, Flood Risk none, Broadband Basic 6 Mbps, Superfast 80 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2, Vodafone, Three and EE all likely

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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