



## 30 Marian Way

South Shields, NE34 8AL

Offers Around £194,950



Delighted to offer one of these charming Semi Detached Bungalows in this great location for the local facilities at The Nook. The home presents the opportunity for the incoming buyer to renovate and cosmetically upgrade, offers a South facing garden, long drive and a garage. On offer are two bedrooms, a lounge diner, shower room, fitted kitchen with internal access to the garage and a lean to style conservatory. Benefits from No Onward Chain, double glazing and gas central heating. Viewing a must



**Entrance lobby**  
Through to

**Entrance hall**  
Loft access via hatch and ladder with some boarding, radiator

**Lounge diner 17'10" x 11'3" (5.45 x 3.45)**  
Feature fire surround with a gas fire, picture window, radiator

**Kitchen 10'4" x 8'9" (3.17 x 2.68)**  
Fitted with wall and base units with work surfaces housing a sink unit, electric hob with oven under and filter hood over, tiled floor and radiator, door to the garage

**Shower room**  
Large shower enclosure with an electric shower, wash basin and WC, tiled walls and a radiator

**Bedroom 1 11'11" x 11'3" (3.65 x 3.45)**  
Fitted wardrobes, storage and drawers, radiator

**Bedroom 2 10'11" x 8'5" (3.35 x 2.57)**  
Radiator

**Garage 19'4" x 7'3" (5.90 x 2.21)**  
Up and over door and courtesy door to the lean to conservatory. The garage houses the Worcester central heating boiler, comes with power and has a tiled floor

**Lean to Conservatory**  
Overlooking the garden and with a tiled floor.

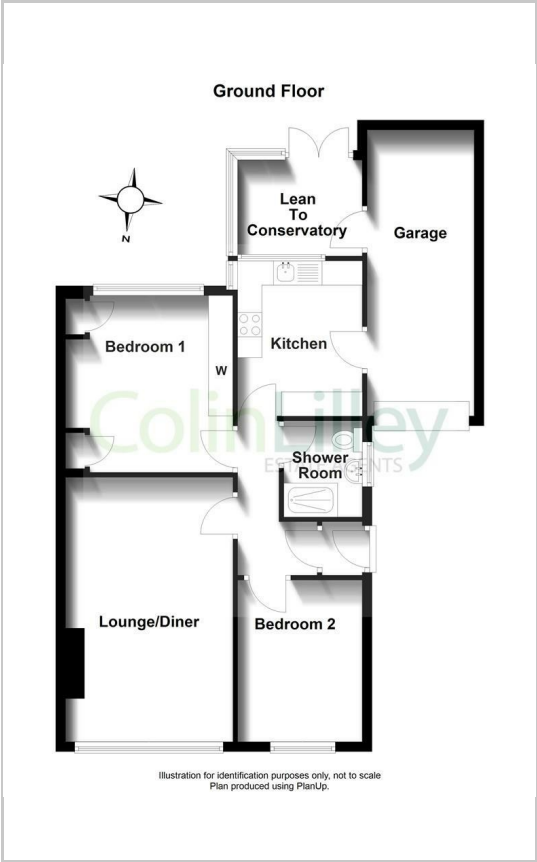
**External**  
Front garden and a long block paved drive for ample off street parking in front of the garage. Enclosed rear South aspect gardens with grass, paved and block paved areas.

**Note**  
Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 3 Mbps, Superfast 65 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT and Sky. Mobile Coverage O2 and EE likely, Three and Vodafone limited

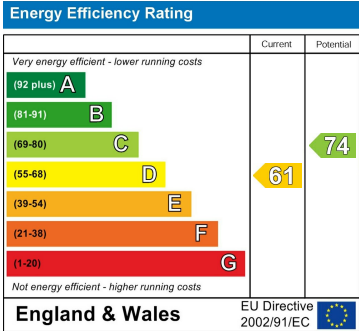
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.