



56 Heaton Gardens

South Shields, NE34 9TZ

£122,500



Nicely positioned and ideal for the young couple, first time buyer or family, this lovely well cared for and improved Mid Link Home comes with immaculate presentation and a southerly aspect rear garden with lawns and paved patio. Inside, the home is light and airy, comes with a fitted kitchen and porcelain floor tiling, a lounge, three bedrooms and a shower room with separate WC. Benefits include gas central heating, the boiler approximately 4 years old, double glazing, walled and fenced gardens and is ready to occupy with No Onward Chain. Viewing essential to fully appreciate.



Entrance

A PVCu front door opens into the kitchen diner where there are stairs to the first floor.

Kitchen diner 18'0" x 11'2" max (5.50 x 3.42 max)

Fitted with a range of wall and base units with worktops housing a sink unit and a gas cooker. There is a built in cupboard, porcelain tiled floor and a radiator

Living room 18'0" x 10'0" (5.50 x 3.05)

Bow window to the front and French doors to the rear, feature fire surround with an electric fire, radiator

First floor

Landing with a cupboard housing the central heating boiler (approx 2 years old)

Bedroom 1 12'3" x 10'0" (3.74 x 3.05)

Built in cupboard, radiator

Bedroom 2 12'3" x 8'3" (3.74 x 2.52)

Built in cupboard, radiator

Box bedroom 3 7'4" x 5'6" (2.25 x 1.70)

Radiator

Shower room 5'6" x 5'4" (1.68 x 1.65)

Shower enclosure with an electric shower, wash basin, tiled walls and spot lights, radiator

Separate WC

WC, tiled walls and spot lights, radiator

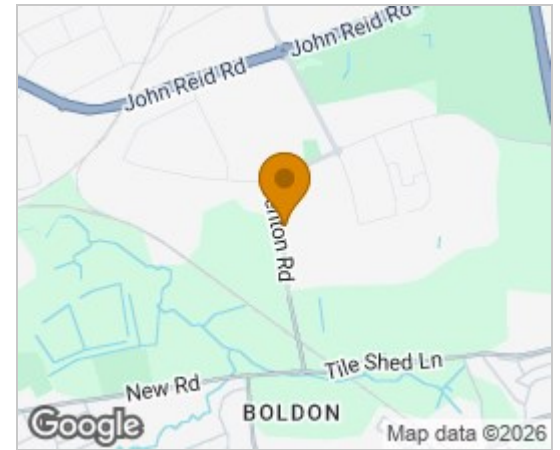
External

Pedestrianised frontage with walls and railings enclosing the front garden. To the rear is a garden with some new fencing, patio and lawns, external tap and a shed. The rear gardens are a sun trap with a southerly aspect.

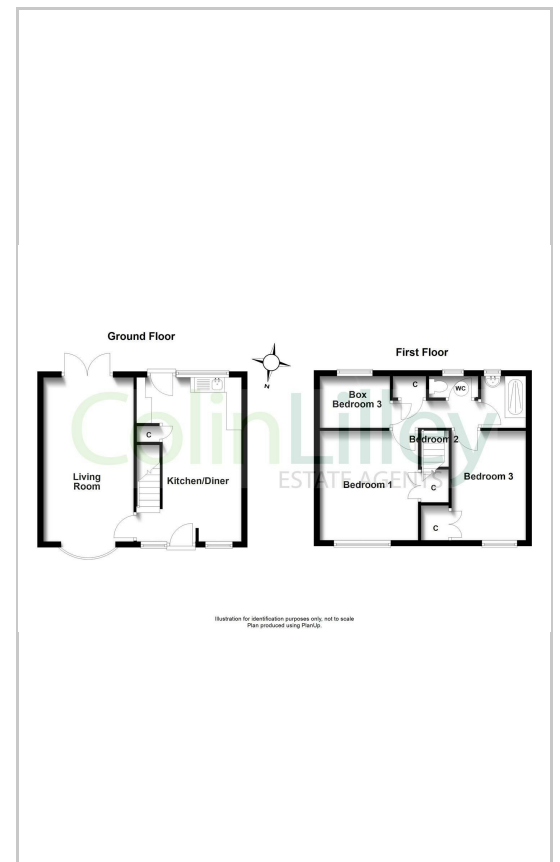
Note

Freehold title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 9 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, EE and Three limited.

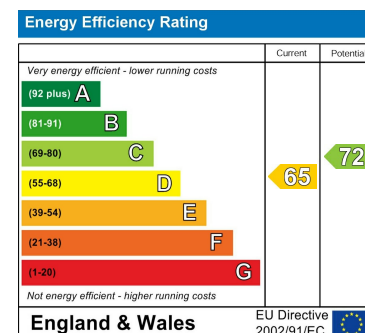
Area Map



Floor Plans



Energy Efficiency Graph



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