



## 46 Salisbury Street

South Shields, NE33 2SZ

£165,000



Ideally positioned for the town centre and a 10 minute walk to the coast, we are delighted to present this return Terraced Home that offers ready to move into surprisingly spacious accommodation. The home would suit a couple or growing family, has a south west aspect rear yard with roller garage door for parking to block paving and a decked area. There are three bedrooms, a four piece bathroom with bath, separate shower and half tiled walls, a lovely 21ft lounge diner and fitted kitchen diner with appliances. Double glazed, centrally heated and offered with No Onward Chain, viewing is a must.



### Lounge dining room 21'6" x 16'2" (6.56 x 4.95)

Entrance via a composite door that opens into this super spacious room that has stairs to the first floor and a large understairs cupboard and second small cupboard. There is a feature fire, spot lights, a mix of hardwood flooring and carpet, radiator

### Kitchen diner 17'11" x 10'7" (5.47 x 3.25)

Fitted with wall and base units with contrasting work surfaces housing a sink unit, gas hob with oven under and filter hood over, integral dishwasher and washer, fridge freezer, spot lights and door to the rear yard, radiator

### First floor

A spacious landing area with doors to the rooms

### Bedroom 1 16'2" x 12'8" (4.95 x 3.87)

To the front with three windows and a pleasant front aspect, radiator

### Bedroom 2 10'11" x 10'9" (3.35 x 3.28)

Radiator

### Bedroom 3 10'7" x 8'5" (3.25 x 2.58)

Radiator

### Bathroom 7'5" x 6'4" (2.27 x 1.95)

A four piece bathroom suite comprising a bath with inset shower, wash basin and WC, corner shower enclosure with a mixer shower having both drencher and spray shower heads, half tiled walls, spot lights and a towel radiator

### External

South west aspect rear decked area and car parking space to block paving in the yard with an electric roller shutter door for access.

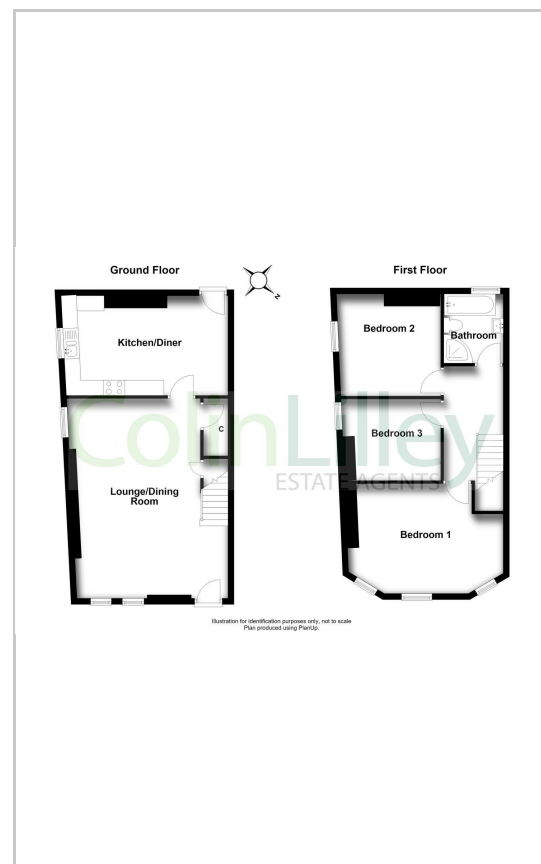
### Note

Freehold Title. Council Tax Band A, Mains Services Connected, Flood Risk Very Low, Broadband Basic 20 Mbps, Ultrafast 1800 Mbps, Satellite/Fibre Tv Availability BT, Sky and Virgin, Mobile Coverage O2, Vodafone, EE and Three all likely. Parking Permit for On Street Parking required.

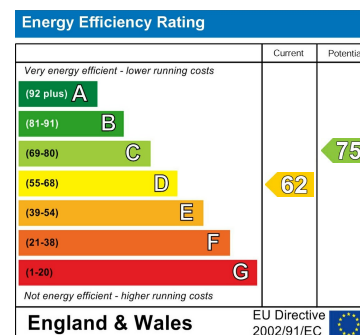
### Area Map



### Floor Plans



### Energy Efficiency Graph



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