



94 Highfield Drive

South Shields, NE34 6JE

£179,950



Delighted to offer this charming semi-detached house presenting an excellent opportunity for both first-time buyers and families alike. The property boasts a large rear extension offering a superb Westerley aspect open plan kitchen diner family room. There's a lounge, two bedrooms, bathroom with shower over the bath and a part boarded loft. To the side is a useful utility storage space. The property also benefits from a west-facing garden, which is perfect for enjoying the afternoon sun. Re roofed, centrally heated and double glazed, viewing is a must to appreciate.



Entrance hall

Via a composite front door with stairs to the first floor, radiator

Living room 13'9" x 11'4" (4.21 x 3.47)

Bay window and radiator, arch to

Kitchen diner family room 20'0" x 17'2" max (6.12 x 5.24 max)

A superb open plan versatile space with a good range of wall, base units and work surfaces with a breakfast bar area. There is a sink unit, gas hob with filter hood over, double oven, dishwasher and washer, space for an American style fridge freezer, built in cupboard, tiled floor, spot lights, French doors to the garden and a radiator

Side utility space

Extended at the side with both front and rear doors, this is a great space for additional storage and access from front to back.

First floor

Landing with radiator

Bedroom1 12'6" x 11'4" (3.83 x 3.46)

To the front with fitted wardrobes with sliding doors by Urban Sliders, large built in stairhead cupboard/storage, radiator. There is loft access via hatch and ladder with some boarding

Bedroom 2 10'3" x 9'8" (3.13 x 2.95)

Fitted wardrobes with sliding doors by Urban Sliders, radiator

Bathroom

Bath with shower over having both drencher and hair washing shower heads, wash basin and WC, half tiled walls and floor, towel radiator

External

Front drive for off street parking and a front garden. Enclosed rear gardens with Westerly aspect, great for families and the summer sun

Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 9 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2, Vodafone and EE likely, Three limited.

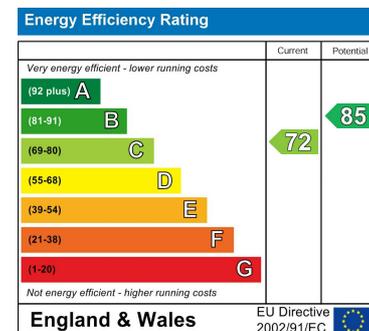
Area Map



Floor Plans



Energy Efficiency Graph



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