



## 2 Borough Road

South Shields, NE34 6PT

£149,950



Such a delight and ideal for a couple or first time buyer, this well loved, maintained and extended home comes with a delightful south west aspect garden to enjoy those summer days and evenings. The rear extension massively enhances the home, provides a large kitchen diner, small utility area and a much larger tiled and clad shower room. There is a lounge with wood floor, three bedrooms and outside, a large block paved drive for off street parking. With no onward chain, this is a lovely comfortable home that is sure to appeal.





Entrance hall

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

Living room 13'3" x 12'5" (4.05 x 3.80)

Feature fire surround with an electric stove effect fire, built in cupboard, wood floor and a radiator

Kitchen diner 13'11" x 10'10" (4.25 x 3.32)

An extended kitchen diner and now the hub of the home, fitted with wall, base units and work surfaces housing a sink unit, gas on glass hob with oven under and filter canopy over, tiled splash backs and a tiled floor

Utility 5'9" x 2'11" (1.77 x 0.91)

Worktop and plumbing for a washer, tiled floor and a radiator

Shower room 10'8" x 5'5" (3.27 x 1.66)

Double shower enclosure with a mixer shower having both drencher and spray shower heads, wash basin and WC, tiled and clad walls, spot lights and a radiator

First floor

Landing

Bedroom 1 13'4" max x 9'3" (4.08 max x 2.82)

Stair head wardrobe/cupboard, radiator

Bedroom 2 11'2" x 8'8" (3.42 x 2.65)

Laminate floor and a radiator

Bedroom 3 8'2" x 7'10" (2.50 x 2.41)

Laminate floor and a radiator

External

Large block paved drive for ample off street parking and a gravel and mature planted front garden for ease of maintenance. The theme follows to the wonderful mature south west aspect rear patio and gravel garden with patio pergola and a garden shed, planted borders, some new fencing and an outside tap.

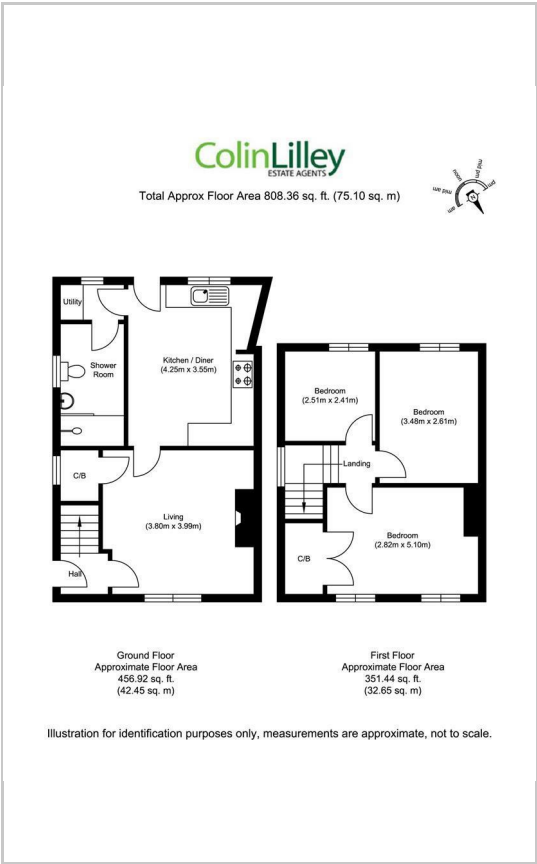
Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 22 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage. O2, Vodafone , EE and Three Ofcom checker, all likely

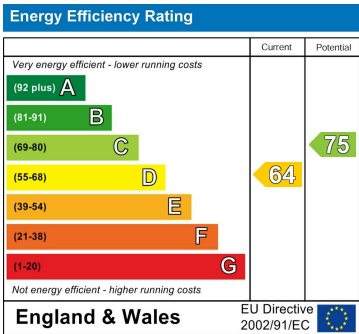
Area Map



Floor Plans



Energy Efficiency Graph



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