



104 Beacon Glade

South Shields, NE34 7QU

£289,950



This is a superb family home with a corner situation and South Westerly private rear gardens on this ever popular development in Marsden, ideal for the local shops, schools and wonderful coastline. Two great reception rooms are set off by a timeless styled fitted kitchen with some integral appliances, all three bedrooms are a great size with wardrobes to all and an ensuite shower room to the main bedroom. A double drive in front of the integral garage along with public visitor bays at the side, makes for an all round well positioned, well improved and cared for family home.



Entrance lobby

Via PVCu front door and through to

Living room 14'2" x 11'6" (4.34 x 3.52)

A lovely neutral lounge with a bow window, a hidden capped gas point and original flue to take a gas fire should this be required, radiator and archway through to

Dining room 10'5" x 9'10" (3.20 x 3.00)

Stairs to the first floor and French doors with perfect fit blinds to the garden, radiator

Kitchen 13'5" x 9'4" (4.09 x 2.85)

A lovely timeless styled fitted kitchen with a ceramic sink, electric hob and oven with filter canopy over, intergral fridge and freezer, laminate floor and a radiator

First floor

Landing with built in cupboard. From the landing there is loft access via hatch and ladder with the loft having some boarding and a light.

Bedroom 1 11'7" x 9'7" (3.54 x 2.94)

The main bedroom with two built in wardrobes and a radiator. There is access through to the en suite.

En Suite

An en suite shower room with shower enclosure having a mixer shower, Wash basin and WC, built in storage cupboards, tiled walls, LVT floor and a towel radiator

Bedroom 2 11'0" x 9'8" (3.36 x 2.95)

Fitted wardrobes, storage and dresser unit, radiator

Bedroom 3 10'1" x 8'2" (3.09 x 2.49)

Free standing wardrobes, dresser and a radiator

Bathroom

A three piece suite in white with an electric shower over the bath, vanity units with the wash basin and WC, tiled walls and floor, towel radiator

Garage

Integral garage with insulated electric roller door, the garage having light and power points

External

Situated on a corner site with a double block paved drive in front of the garage for off street parking and additional public visitor parking at the side, there are ample spaces for family and friends. To the rear there are private enclosed gardens with South West aspect and terracing which encloses the patio making it a real private sun trap to enjoy the summer sun. There is an outside tap.

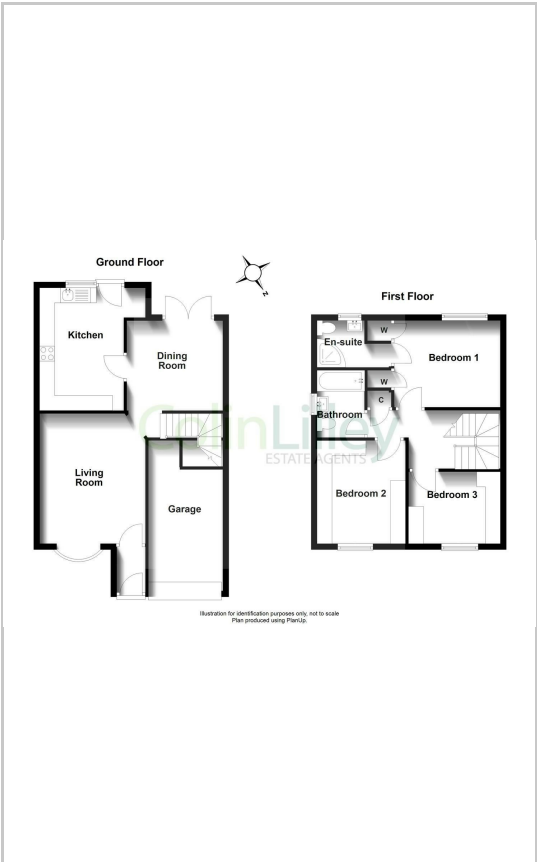
Note

Freehold, Council Tax Band C, Mains Services Connected, Flood Risk none, Broadband Basic 3 Mbps, Superfast 80 Mbps, Satellite /Fibre TV Availability BT, Sky. Mobile Coverage O2, Vodafone, Three and EE limited

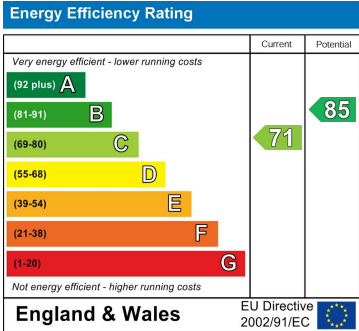
Area Map



Floor Plans



Energy Efficiency Graph



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