



## 4 Fairholme Avenue

South Shields, NE34 6DB

£369,950



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## Entrance lobby

Via a composite front door, LVT and spot lights, through to

## Entrance hall

Built in cupboard, LVT floor, spot lights and a radiator

## Living/dining room

Great for a family, this long living room has double doors from the hall and double doors to the kitchen diner. There is a staircase to the first floor, a period white marble fire surround with a cast insert, bow window, an array of spot lights, LVT floor and two radiators

## Kitchen diner/family room

Across the rear of the home and with an insulated roof with spot lighting, this superb South West aspect room has a new fitted kitchen with appliances including an electric hob with filter hood over, double oven, integral fridge freezer, washer and dishwasher. Breakfast at the island unit and overlook the garden. LVT floor and a radiator

## Bedroom

Bow window and a radiator

## Bedroom

Boiler cupboard, radiator

## Bathroom

A new stylish bathroom with some white marble

effect tiling to the walls and a tiled floor. A three piece suite with mixer shower over the bath with both drencher and hair washing shower heads, shower screen, vanity unit with wash basin, WC, spot lights and a towel radiator

## First floor

Landing with large walk in storage cupboard.

## Bedroom

Front dormer window and sloping ceiling line with eaves level storage, radiator and access through to the en suite

## En suite

An en suite shower room with marble effect tiling to walls and floor. The shower enclosure has an electric fire, vanity unit with wash basin, WC, vanity storage units, towel radiator and Velux window.

## Bedroom

Rear dormer window and a radiator

## Garage

A single detached garage with electric roller door. Block paved double drive to the front with the drive leading down the side of the home to the garage at the rear with wrought iron gates separating front from the rear.

## External

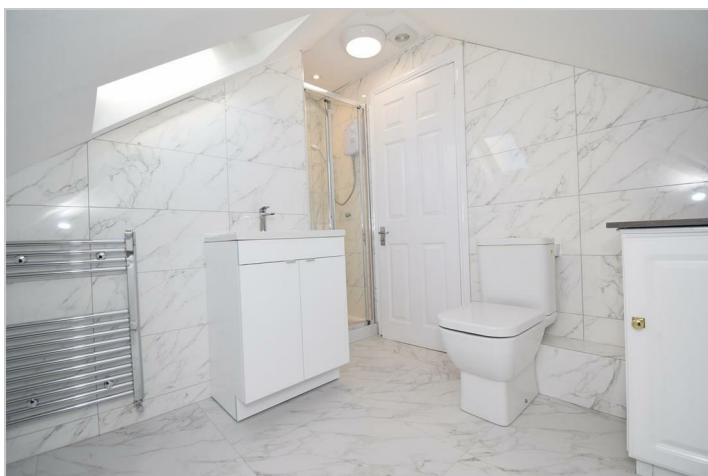
Rear South West aspect garden with raised patio area stepping down into the garden with synthetic grass and patio areas.

Tel: 01914569499



### Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk none. Broadband Basic 5 Mbps, Superfast 47 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT. Mobile Coverage O2 likely, Three, Vodafone and EE limited.



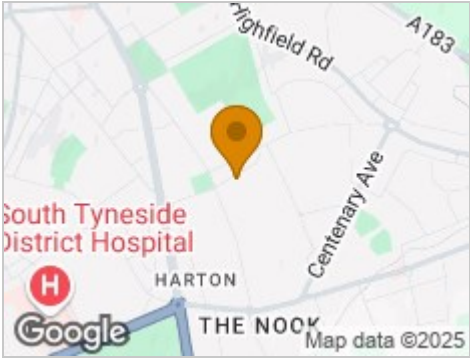
Road Map



Hybrid Map



Terrain Map



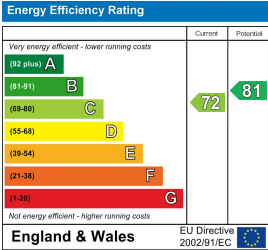
Floor Plan



Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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