



40 Hawthorn Avenue

South Shields, NE34 8BE

£179,950



In this sought after location with great facilities at The Nook nearby, offering superbly well appointed accommodation ideal for the young family or first time buyer looking for that bit extra space. This extended End Terraced Home with double width drive could just fit the bill. The extension affords an open plan kitchen diner family room with bifold doors overlooking the lovely tranquil gardens. There are three bedrooms, two with wardrobes by Urban Sliders and there's a fully tiled bathroom. So much to like, this is one not to miss. Viewing a must.



Entrance hall

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

Living room 14'11" x 12'11" (4.56 x 3.95)

Feature fire surround with cast inserts and a gas fire, radiator

Kitchen diner family 16'2" x 15'10" max (4.95 x 4.85 max)

A superb open plan space and the hub of the home with bifold doors allowing light to flood in. There are part panelled walls and Karndeian flooring with the kitchen area having a range of wall and base units with contrasting work surfaces housing a sink unit, electric hob with filter hood over and double oven under, space for appliances and a radiator

First floor

Landing with feature acoustic wall panel, loft access via hatch and ladder, fully boarded and with lights

Bedroom 1 13'10" x 10'1" (4.22 x 3.09)

A lovely sized main bedroom with feature panelling to one wall and a radiator

Bedroom 2 9'2" x 7'6" (2.80 x 2.31)

Fitted wardrobes with sliding doors by Urban Sliders, feature wall panelling, radiator

Bedroom 3 11'1" x 6'1" (3.40 x 1.87)

Fitted wardrobes with sliding doors by Urban Sliders, part panelled feature wall, radiator

Bathroom 6'2" x 5'9" (1.90 x 1.76)

A fully tiled bathroom with a white suite comprising a bath with mixer shower over, vanity units housing the wash basin and WC, chrome towel radiator

External

To the front is a concreted double drive for ample off street parking, whilst to the rear are lovely mature gardens with patios, decking, timber bar area, all designed to maximise the outside space for entertaining and relaxation. There is also a new garden shed.

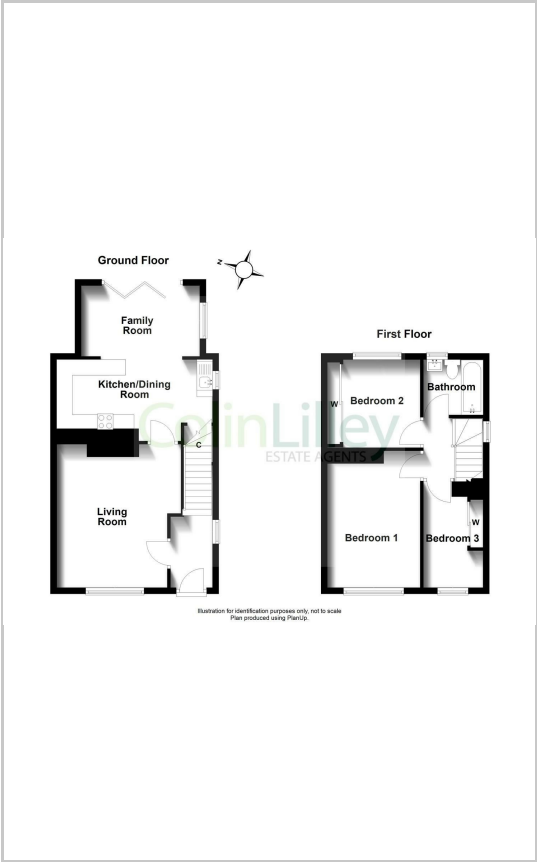
Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 6 Mbps, Superfast 60 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three, Vodafone and EE likely

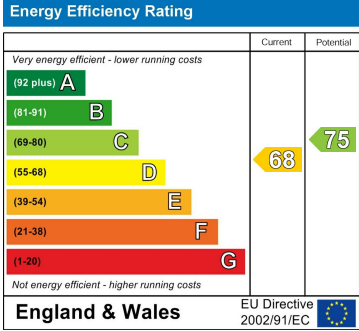
Area Map



Floor Plans



Energy Efficiency Graph



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