



56 Turner Avenue

South Shields, NE34 8NT

£145,000



Delighted to offer this great first home and ideal for a young family, a three bedroom End Link that has it all. From the west aspect gardens with new stone patio, to the large conservatory, a fitted kitchen with hardwood tops and a breakfast bar, the home offer great accommodation on this ever popular development. There is a block paved drive for off street parking, lounge that accesses the conservatory which in turn leads back through to the kitchen. Upstairs there are the three bedrooms and a fully tiled bathroom with a four piece suite including a separate shower enclosure. Early viewing a must.



Entrance

The entrance is open into the kitchen diner. there are stairs to the first floor

Kitchen diner 17'6" x 9'5" (5.35 x 2.89)

Fitted with a range of wall and base units with hardwood work surfaces into a breakfast bar area. Housed is a sink unit, five burner gas hob with oven under and filter hood over, dishwasher, American style fridge freezer, tiled splash backs and a radiator. French doors to the conservatory.

Living room 18'6" x 11'11" (5.65 x 3.64)

A lovely spacious living room with a bow window to the front and patio door to the conservatory, arch through to the kitchen, radiator

Conservatory 17'9" x 10'4" (5.43 x 3.17)

A large conservatory with west aspect and glass self cleaning roof, tiled floor and French doors for access, two radiators

First floor

Landing with built in cupboard housing the central heating boiler. There is loft access with some boarding.

Bedroom 1 11'10" x 10'11" (3.63 x 3.35)

Wardrobes with sliding door, radiator

Bedroom 2 11'1" max x 9'8" (3.39 max x 2.96)

Radiator

Bedroom 3 9'5" x 7'5" (2.88 x 2.27)

Radiator

Bathroom

A fully tiled bathroom with a four piece suite comprising a corner bath, wash basin and WC, separate shower enclosure with mixer shower having both drencher and spray shower heads, tiled floor and a towel radiator

External

Block paved double drive to the front for off street parking. Lovely west aspect rear garden with new patio and gravel areas, a super large workshop/man cave with power, light and metal workbench, second shed and an outside tap.

Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 7 Mbps, Superfast 48 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin, Mobile Coverage O2 likely, EE, Three and Vodafone limited

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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