



## 19 Mulberry Crescent

South Shields, NE34 8DD

£198,000



Delighted to offer this beautifully presented End Link home in a terrace of only three homes in this popular and really convenient location for local shops and schools. Ideal for the couple or young family looking for a turnkey home that is ready to occupy and offered with No Onward Chain. Improved with a renovated bathroom and en suite, a fitted kitchen with large mirrored wall and porcelain floor tiling three bedrooms with a children's room with great built in bunk bed and storage, and a lounge diner with chimney breast and contemporary electric fire. There are neat gardens with decking and allocated parking bay. Viewing essential to appreciate.



## Entrance hall

Stairs to the first floor, laminate floor and a radiator

## Cloaks WC

Vanity unit with wash basin, WC, tiled floor and an anthracite column radiator

## Lounge dining room 17'3" x 15'1" (5.28 x 4.61)

Feature chimney breast with an inset contemporary electric fire, built in cupboard, some spot lights and French doors to the garden, two radiators

## Kitchen breakfast room 12'0" x 9'3" (3.66 x 2.83)

Fitted with a range of wall and base units with worksurfaces housing a sink unit, gas hob with oven under and filter hood over, pelmet spots over a lovely large mirrored wall, square bay window and porcelain tiles to the floor, radiator

## First floor

Landing with a built in cupboard

## Bedroom 1 11'10" x 10'1" (3.63 x 3.09)

Free standing wardrobes, radiator

## En suite

A large shower enclosure with a mixer shower, vanity units with moulded wash basin and the WC, beautiful white marble effect tiled walls and floor, mirror and light, spot lights and a chrome towel radiator

## Bedroom 2 10'1" x 9'8" (3.08 x 2.95)

An impressive children's room which they will just love coming with a built in bunk bed and storage area to maximise the floor space, square bay window and a radiator

## Bedroom 3 8'4" x 6'8" (2.56 x 2.05)

Radiator

## Bathroom

Matching the en suite with white marble effect wall and floor tiling and a three piece suite with a bath having a mixer shower tap with both drencher and spray shower heads, shower screen, vanity units with a moulded wash basin and WC, spot lights and a chrome towel radiator

## External

Rear gardens with a decked area, gravel and into a lawn with path to access the rear allocated parking bay. There is a side path for access from the front

## Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2, Vodafone, EE and Three all likely

## Area Map



## Floor Plans



## Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 90        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 77                      |           |
| (55-68) D                                   |  |                         |           |
| (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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