



## 17 Windsor Gardens

South Shields, NE34 6NA

Offers Over £279,950





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## Entrance porch

Via a PVCu front door and through to

## Entrance hall

Stairs to the first floor with a cupboard under and a radiator. The hall has been opened into the dining room.

## Dining area

Alcove cupboards and a gas fire, patio doors to the conservatory, radiator

## Living room

To the front with a bay window, fire surround and a gas fire, radiator

## Kitchen breakfast room

Fitted with wall and base units housing a sink unit, integral fridge and freezer, space for a cooker with filter canopy over, part tiled walls and a tiled floor, radiator. Door to

## Conservatory

Clad walls and a tiled floor, door to the garden

## First floor

Landing and half landing

## Bedroom 1

Fitted wardrobes with overhead storage, radiator

## Bedroom 2

Open wardrobe area, tiled fireplace and a radiator

## Bedroom 3

Currently used as a dressing room with a range of fitted wardrobes and storage, radiator

## Bathroom

Bath with a mixer shower tap and an electric shower over, shower screen, vanity unit with wash basin, tiled walls and a radiator

## Separate WC

WC and tiled walls

## Garage

25'3" x 10'9" (7.72 x 3.30)

A super large garage with up and over door and a courtesy door. To the rear of the garage is a large potting shed/greenhouse offering extra valuable space. In front of the garage is a large concrete drive for vehicle parking

## External

Absolutely lovely and tranquil mature gardens to the rear of the home with a Southerly aspect offering a super safe place for the family and enjoying the summer sun. laid to lawn with mature planted areas, patios and an outside tap

## Note

Freehold Title, Council Tax Band D, Mains Services Connected. Flood Risk very low. Broadband Basic 15 Mbpos, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2. EE, Vodafone, Three all limited.



Road Map



Hybrid Map



Terrain Map



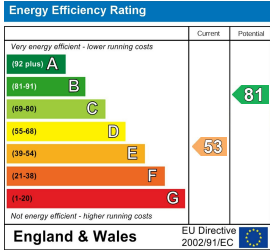
Floor Plan



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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