



12 Callum Drive

South Shields, NE34 6TZ

£340,000



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Entrance hall

Via a composite front door, stairs to the first floor with a cupboard under, laminate floor and a radiator

Cloaks WC

Wash basin and WC, radiator

Living room

Wall hung contemporary electric fire, square bay window and a radiator

Kitchen diner

A superbly well planned, laid out and fitted kitchen diner with a modern range of wall and base units with a breakfasting island unit housing and five ring induction hob. There is a sink unit, eye level double oven, coloured glass splashbacks with under unit lighting, spot lights and laminate floor, radiator. there is a patio door to the conservatory

Utility

Wall and base units, space for appliances, laminate floor and a radiator. Composite door to the outside

Conservatory

Slate tiled floor and French doors to the garden

First floor

Landing and return stairs to the second floor.

Bedroom 2

Built in wardrobes, radiator

En suite

Shower enclosure with an electric shower, wash basin and WC, tiled floor and a radiator

Bedroom 3

Radiator

Bedroom 4

radiator

Bathroom

A three piece suite in white of a bath, wash basin and WC, tiled walls and floor, radiator

Second Floor

Landing

Bedroom 1

Two velux windows and a radiator

En suite

Shower enclosure with an electric shower, wash basin and WC, velux window and a radiator

Garage

Set to the rear a detached garage with an up and over door and a courtesy door to the garden. There is additional drive parking in front of the garage.

External

The enclosed rear gardens have walling and fencing, a patio area and synthetic grass. There is a side grassed area.

Note

Freehold Title, Council Tax Band E, Mains Services Connected, Flood Risk very low. Broadband Basic 8 Mbps, Superfast 79 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, EE and Three limited.



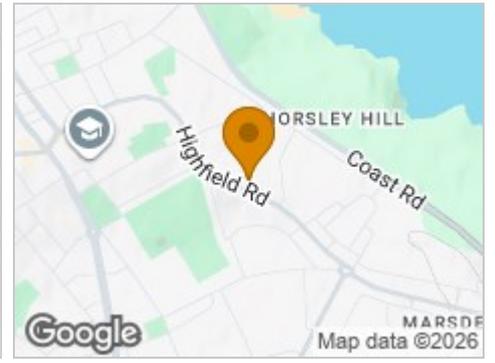
Road Map



Hybrid Map



Terrain Map



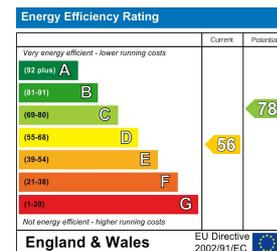
Floor Plan



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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