



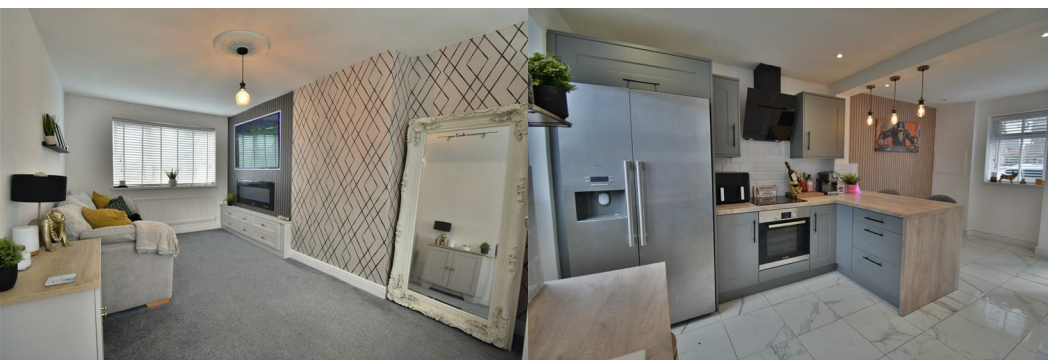
53 Titian Avenue

South Shields, NE34 8SB

£139,500



Ideal for a first time buyer or young family in this popular location, handy for the local shops and schools, we offer this stylishly presented Two/Three Bedroom Mid Link home on a generous garden plot. The home, originally a two bedroom, has the main bedroom sub divided to provide an extra bedroom space, easily converted back, comes with a modern fitted kitchen diner, a lovely lounge with bespoke media wall and offers the three/two bedrooms a bathroom and separate WC. Outside are good sized gardens with two decked areas and off street parking to the front. Double glazed, centrally heated and offered with No Onward Chain, this is a great first home.





Entrance

Via a PVCu front door to an open hall with stairs to the first floor, fitted shoe storage and a tiled floor, open through to the kitchen diner

Kitchen diner 18'2" x 11'5" (5.55 x 3.50)

Fitted with a range of wall and base units with work surfaces and a breakfast bar area. There is a sink, electric ceramic hob with oven under and contemporary filter hood over, integrated washer, space for a large fridge freezer (could be available), tiled splash backs and a tiled floor, spot lights , built in cupboard and a cast style radiator

Living room 17'11" x 9'10" (5.48 x 3.02)

Bespoke media wall with media cabinet drawers and an electric fire, bow window and two radiators

First floor

Landing

Bedroom 12'2" x 8'3" (3.72 x 2.54)

Fitted wardrobes and a built in cupboard, radiator

Bedroom 10'0" x 9'4" (3.07 x 2.85)

Built in boiler cupboard and through to

Through bedroom 9'4" x 8'5" (2.85 x 2.58)

Fitted vanity desk unit and columns style radiator

Bathroom

A white suite with black accent fittings comprising a bath with mixer shower having a drencher shower head, vanity unit with wash basin, tiled walls and floor, towel radiator

Separate WC

WC

External

Gravel hardstand for off street parking to the front, whilst to the rear is a good sized garden with two decked areas to catch the moving sun and some synthetic grass

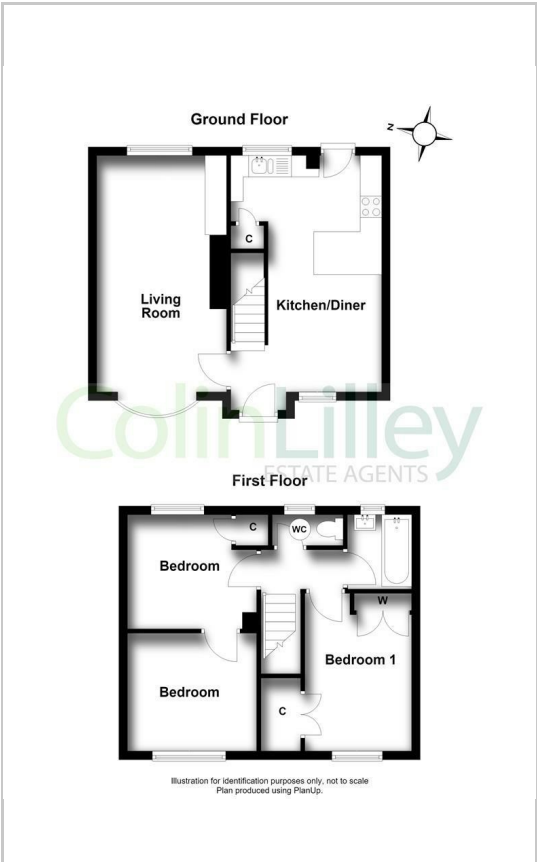
Note

Freehold title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 4 Mbps, Ultrafast 68 Mbps, Superfast 1800 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited.

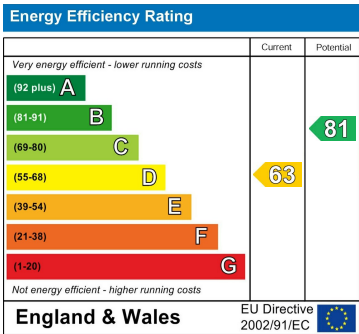
Area Map



Floor Plans



Energy Efficiency Graph



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