



97 Warwick Road

South Shields, NE34 0RY

£194,950



Introducing this stunning Semi Detached House located in the desirable Cauldwell Area, close to the Readhead Park and with good schools nearby. Boasting two double bedrooms, the main with NB fitted wardrobes, this property is perfect for couples, downsizers, and first-time buyers looking for a new home. The interior features neutral decor, a timeless four-piece bathroom suite with separate shower and double ended bath, a kitchen diner with porcelain floor tiling and through to a conservatory.

Outside, you'll find patios and synthetic grass, as well as a single drive for convenient parking. Viewing essential.



Entrance hall

Via a composite front door, stairs to the first floor, oak flooring

Living room 15'2" x 13'9" (4.64 x 4.20)

Bay window and built in cupboard. wall mounted gas fire, radiator

Kitchen diner 17'1" x 10'8" (5.21 x 3.27)

Fitted with wall, base units and work surfaces housing a sink unit, gas hob with filter hood over and oven under, tiled splash backs and porcelain tiled floor, spot lights, under unit lights and two radiators

Conservatory 9'0" x 8'6" (2.75 x 2.60)

Self clean glass roof, French doors to the garden, porcelain tiled floor

First floor

Landing with loft access, built in cupboard

Bedroom 1 11'9" x 9'3" (3.59 x 2.82)

A quality range of fitted wardrobes and overhead storage by NB interiors including bedside cabinets, bay window and a radiator.

Bedroom 2 11'7" x 9'8" (3.55 x 2.97)

Radiator

Bathroom

A timeless bathroom with four piece suite comprising a double ended bath, wall hung wash basin, WC, separate shower enclosure with mixer shower, tiled walls and floor, spot lights and a towel radiator

External

Front gardens and block paved drive for off street parking. The block paving extends to the rear of the home with two patio areas to catch the morning and afternoon sun. There is synthetic grass, an outhouse and a garden shed.

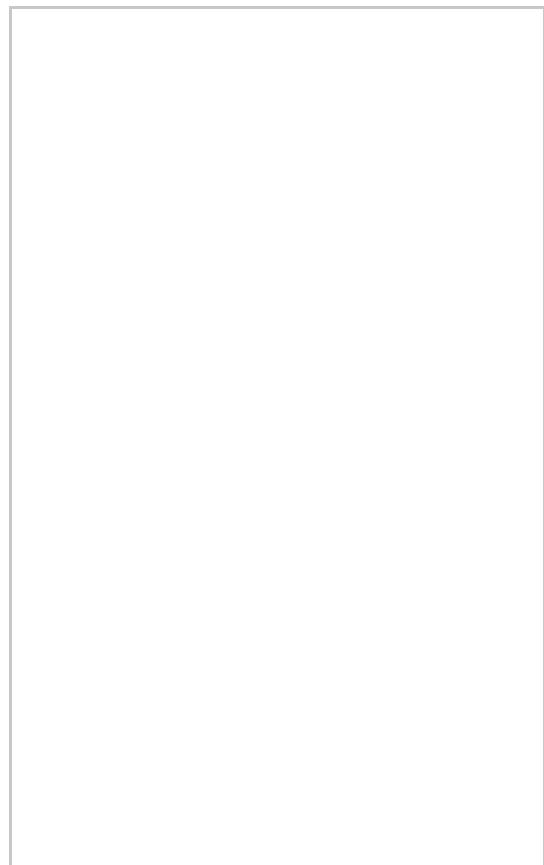
Note

Freehold title, Council Tax band C, Mains services connected, Flood risk very low, Broadband basic 13 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone, Three and EE

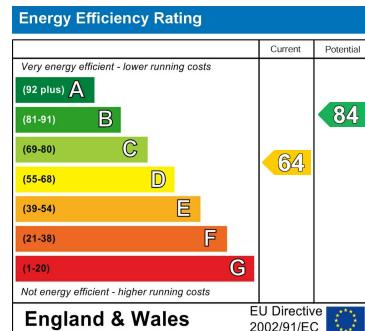
Area Map



Floor Plans



Energy Efficiency Graph



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