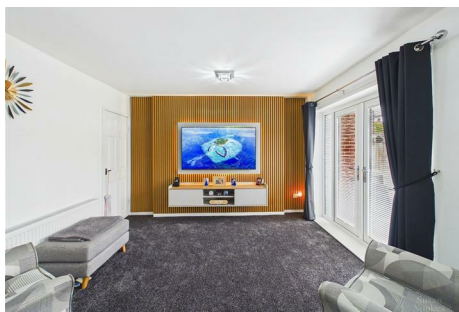




Birkdale

South Shields NE33 3JF

This beautifully presented end-terraced home is situated in a highly sought-after location, ideally positioned close to the coast and offering excellent transport links to both Sunderland and South Shields town centres. Offering well-proportioned accommodation arranged over two floors, the property has been thoughtfully maintained and is finished throughout in a neutral and contemporary style, making it an ideal family home.

The ground floor comprises a welcoming entrance hallway, spacious lounge with panelled feature wall and French doors leading to the rear garden, and a well-appointed kitchen/diner with integrated appliances and access to the utility room. There is also a convenient ground floor WC.

To the first floor are three bedrooms, including two double bedrooms and a versatile single bedroom, together with a modern family bathroom and useful storage cupboard housing the boiler.

Externally, the property benefits from a block-paved driveway providing off-road parking for two vehicles, an EV charging point and side access to the rear. The south-east facing rear garden is low maintenance,

Offers in the region of £215,000

18 Birkdale

South Shields NE33 3JF

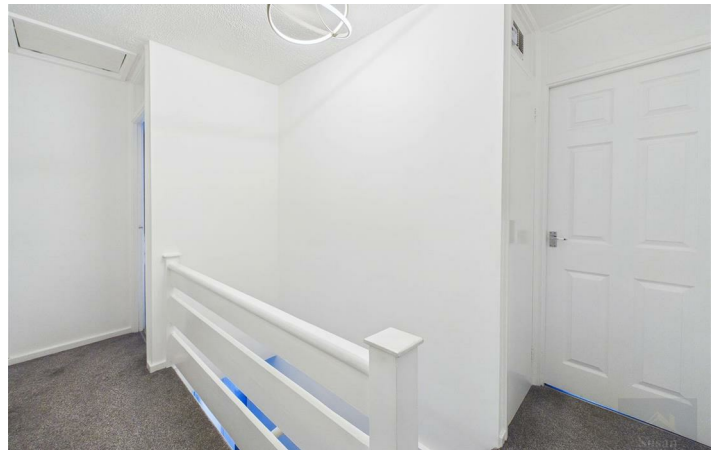
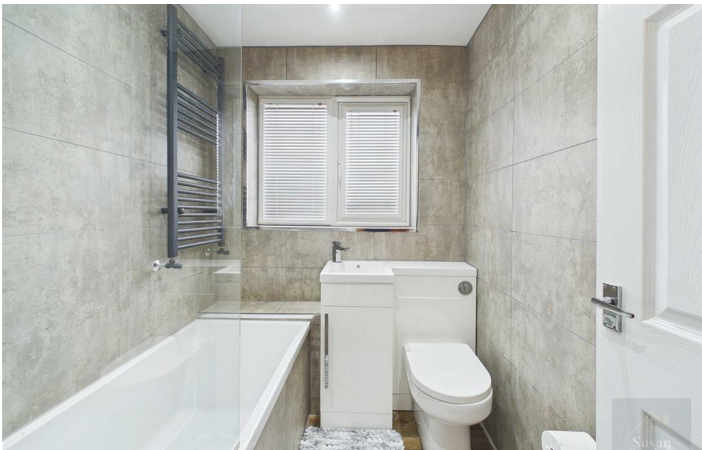
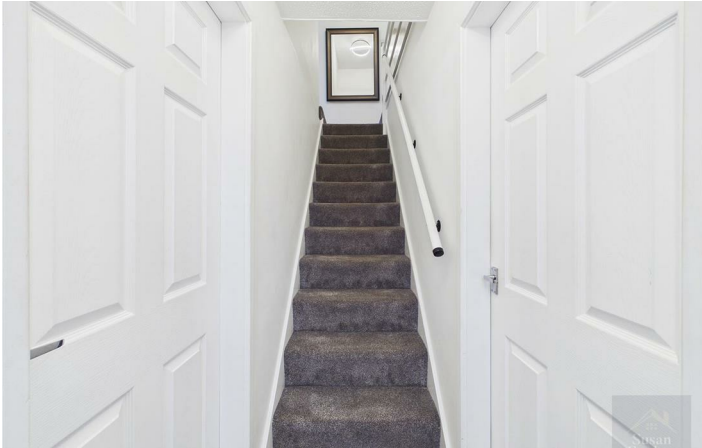


- BEAUTIFULLY PRESENTED END-TERRACED FAMILY HOME
 - MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES
 - EV CHARGING POINT
 - COUNCIL TAX BAND C
- THREE BEDROOMS
 - GROUND FLOOR WC
 - SOUTH-EAST FACING LOW-MAINTENANCE REAR GARDEN
- SOUGHT-AFTER LOCATION CLOSE TO THE COAST
 - BLOCK-PAVED DRIVEWAY WITH PARKING FOR TWO VEHICLES
 - SOLAR PANELS

Entrance Hallway 5'11" x 2'11" (1.82 x 0.90)	Bedroom 10'8" x 11'10" (3.27 x 3.63)
Living Room 15'11" x 11'9" (4.87 x 3.59)	Bedroom 9'5" x 9'3" (2.89 x 2.84)
Kitchen Diner 8'5" x 16'1" (2.58 x 4.91)	Bedroom 6'8" x 11'7" (2.05 x 3.54)
Utility Room 3'10" x 7'4" (1.18 x 2.24)	Garage
W.C. 3'2" x 4'5" (0.99 x 1.37)	External
First Floor Landing	
Bathroom 5'6" x 6'3" (1.70 x 1.92)	



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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