



Sycamore Avenue

South Shields NE34 8BH

An exceptional opportunity to acquire a beautifully refurbished semi-detached home, ideally positioned within the highly sought-after area of Cleadon. Conveniently located for local schools, amenities and excellent transport connections, the property is perfectly suited to families and commuters alike.

Finished to an impressive standard throughout, the accommodation combines refined contemporary interiors with a practical and thoughtfully considered layout. A spacious lounge provides an inviting setting in which to relax, while the stylish kitchen and dining room features integrated appliances, breakfast-bar seating and a useful adjoining utility area.

The property has been neutrally decorated throughout, creating an elegant, move-in-ready home with broad appeal. Externally, there is ample parking for multiple vehicles, together with a generous enclosed rear garden incorporating a well-maintained lawn and patio area, ideal for outdoor dining and entertaining.

Offered for sale with no upper chain, this outstanding home presents a rare opportunity to secure a turnkey property.

£195,000

104 Sycamore Avenue

South Shields NE34 8BH



- FULLY REFURBISHED SEMI DETACHED HOME
- ENCLOSED GENEROUS GARDEN
- NO UPPER CHAIN
- THREE GOOD SIZE BEDROOMS
- SPACIOUS DRIVEWAY WITH ROOM FOR MULTIPLE CARS
- IDEAL FIRST TIME BUY
- MODERN KITCHEN WITH BREAKFAST BAR
- IDEAL LOCATION FOR LOCAL AMENITIES AND SCHOOLS

Entrance Hall

A welcoming entrance hallway, neutrally decorated and providing access to the living room and staircase leading to the first floor.

Living Room

A spacious, neutrally decorated lounge featuring newly fitted flooring and ample room for a range of furnishings.

Kitchen/Diner

A stylish newly fitted kitchen featuring matt-graphite base units, contrasting light oak-effect wall units and complementary work surfaces. The space includes a breakfast bar seating area, matt-black sink with mixer tap, electric induction hob,

integrated oven, microwave and fridge-freezer. A useful utility cupboard provides plumbing for a washing machine and space for a tumble dryer, while direct access leads out to the garden.

First Floor

Bedroom

A neutrally decorated double bedroom enjoying a west-facing aspect to the front of the property.

Bedroom

A neutrally decorated double bedroom with a rear-facing aspect and newly fitted flooring.

Bedroom

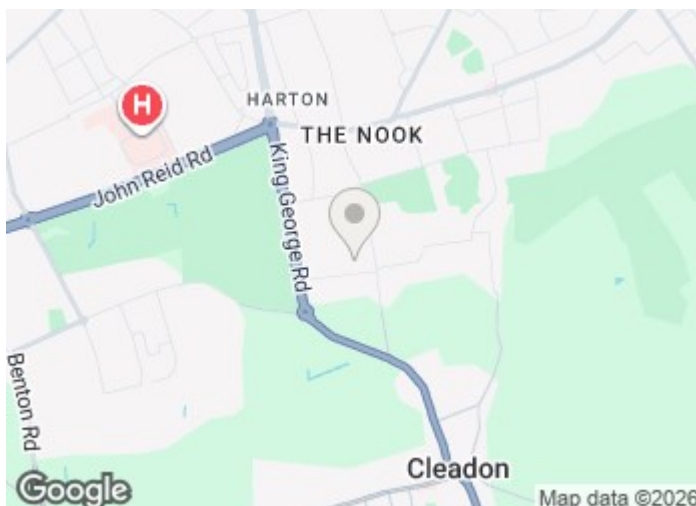
A neutrally decorated third bedroom with a front-facing aspect

Bathroom

A contemporary bathroom featuring a vanity wash hand basin, WC and panelled bath with a modern matt-black framed glass shower screen. A matt-black waterfall shower and recessed wall storage complete the stylish finish.

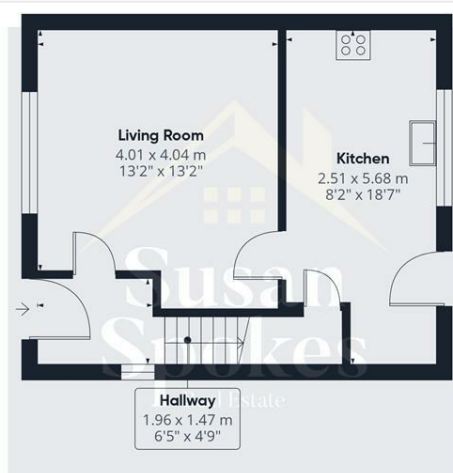
External

To the front of the property is a newly block-paved driveway, providing off-street parking for multiple vehicles. A side gate leads to the very generous rear garden, which features new fencing, a lawn and a patio area ideal for outdoor seating and entertaining.

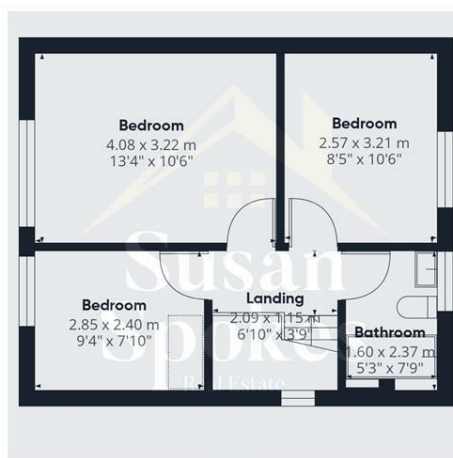


Directions





Floor 0



Floor 1

Approximate total area⁽¹⁾

71.5 m²
769 ft²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

179a Sunderland Road, South Shields, Tyne and Wear, NE34 6AD
Tel: 0191 541 22 08 Email: info@susanspokes.co.uk <https://www.susanspokes.co.uk>

