



## West Avenue South Shields NE34 6BQ

Situated on West Avenue, within the highly desirable Harton Village, this beautifully refurbished semi-detached home has been finished to a high standard throughout. The property benefits from a newly fitted kitchen and bathroom and is ideally positioned within a popular school catchment area.

The welcoming entrance hallway features a composite front door, a fresh contemporary finish, and a useful built-in storage cupboard. To the front of the property, Reception Room One is a bright and versatile space enhanced by a charming bay window, suitable for use as a lounge, dining room, or additional living area. To the rear, Reception Room Two offers an inviting setting with double doors opening onto the west-facing garden—perfect for relaxing or entertaining.

The modern kitchen is fitted with stylish oyster-coloured units, an electric hob with a separate integrated oven, a stainless steel sink with mixer tap, and sleek metro-brick tiled splashbacks. There is space for a fridge freezer and dishwasher, along with access to the utility room and ground-floor WC.

To the first floor are three well-presented bedrooms, including a west-facing double bedroom with garden views and built-in storage, a further front-facing double bedroom offering a peaceful retreat, and a third front-facing bedroom which could also be used as a home office. The modern family bathroom features a waterfall mains shower over the bath, shower screen, vanity wash hand basin, heated chrome towel rail, and tasteful

**Offers in the region of £375,000**

# 69 West Avenue

## South Shields NE34 6BQ



- NO UPPER CHAIN
- THREE BEDROOMS
- WEST FACING GARDEN
- FULLY REFURBISHED SEMI DETACHED HOME
- UTILITY ROOM
- EPC GRADE D
- TWO RECEPTION ROOMS
- GARAGE AND DRIVEWAY
- COUNCIL TAX BAND C

### Hallway

A well-presented entrance hallway with composite front door, contemporary finish, and a useful built-in storage cupboard.

### Reception Room 1

A bright, front-facing reception room featuring a charming bay window and offering excellent flexibility as a lounge, dining room.

### Reception Room 2

A spacious rear reception room with double doors opening onto the west-facing garden, ideal for everyday living and entertaining.

### Kitchen

Newly fitted and modern in design, with oyster-coloured units, electric hob with integrated oven, stainless steel sink with mixer tap, and metro-brick tiled splashbacks. Space for a fridge freezer, with access to the utility room and ground-floor WC.

### Utility Room

A practical utility area offering plumbing for a washing machine and additional storage.

### GF Wc

Conveniently positioned for everyday use.

### First Floor

#### Bedroom

West-facing double bedroom with built-in storage cupboard and pleasant views over the rear garden.

#### Bedroom

A front-facing double bedroom, providing a calm and comfortable sleeping space.

#### Bedroom

A front-facing bedroom, well-suited to a variety of uses.

#### WC

Fitted with a vanity wash hand basin for added convenience.

### Bathroom

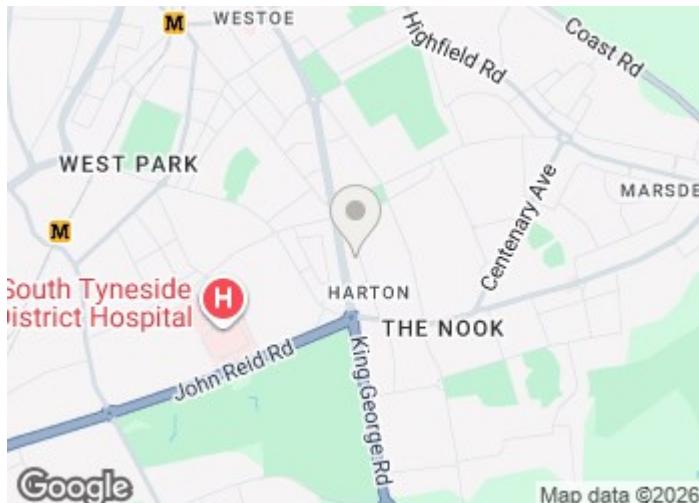
Modern family bathroom featuring a waterfall mains shower over the bath, shower screen, vanity wash hand basin, heated chrome towel rail, and marble-effect tiling.

### Garage

Garage with electric door, housing a new boiler and offering ample storage with power and lighting.

### External

Attractive front garden with mature shrubs and driveway providing off-street parking. To the rear, a west-facing garden featuring a lawn, large decked area, mature borders and trees, a storage shed, and a Bramley apple tree.



### 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.

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/01/EC