



## 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

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

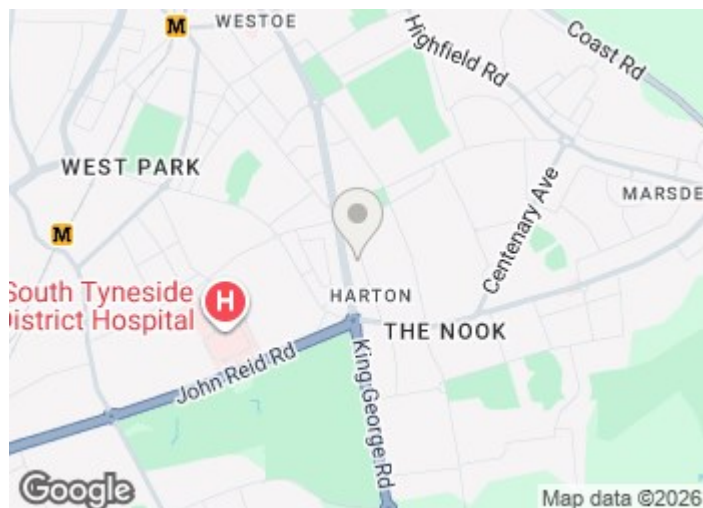
Modern family bathroom featuring a waterfall mains shower over the bath, shower screen, vanity wash hand basin, heated chrome towel rail, and marble-effect tiling.

### 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



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