



# SUSAN SPOKES

## Real Estate



## Copley Avenue

South Shields NE34 8HQ

An ideal home for first-time buyers, situated in a highly sought-after location. This well-presented semi-detached property offers generous living space, perfect for those looking to step onto the property ladder. The accommodation includes a spacious lounge, a well-appointed kitchen/diner, and two double bedrooms. The modern shower room features a luxurious waterfall shower, complemented by a separate WC.

Outside, the garden boasts a well-maintained lawn and a fantastic summerhouse, fully equipped with electrics, a bar, and a seating area—perfect for entertaining. The front of the property provides a driveway offering off-street parking. Located close to local amenities and excellent commuter links, with a nature reserve just a short walk away for leisurely walks and outdoor enjoyment.

£120,000

# 113 Copley Avenue

## South Shields NE34 8HQ



- VERY WELL PRESENTED SEMI DETACHED HOME WITH NO UPPER CHAIN
- KITCHEN/DINER
- COUNCIL TAX BAND A
- CLOSE TO SCHOOLS AND LOCAL AMENITIES

- POPULAR LOCATION
- DRIVEWAY
- FREEHOLD

- TWO DOUBLE BEDROOMS
- SUMMERHOUSE
- EPC GRADE C

### Entrance Hallway

Composite front door leading to hallway.

### Lounge

18'0" x 9'10" (5.5 x 3)

The lounge is tastefully decorated in neutral tones, with dual-aspect windows that maximise natural light throughout the day. It features part-glazed doors, oak-effect wood flooring, and a stylish fireplace with an electric fire. This spacious room also offers convenient access to the kitchen/diner, making it a perfect space for both relaxing and entertaining.

### Kitchen/Diner

18'0" x 11'9" (5.5 x 3.6)

This generous kitchen/diner boasts a range of stylish walnut-effect wall and base units, complemented by contrasting work surfaces. There's ample space for a cooker, fridge/freezer, and plumbing for a washing machine. A handy storage cupboard adds to the practicality, while the layout offers plenty of room for a dining

table, perfect for family meals or entertaining. With easy access to both the lounge and the rear garden, it's a functional yet inviting space.

### First Floor

#### Bedroom One

18'0" x 10'5" (5.5 x 3.2)

A spacious double bedroom offering plenty of room for furnishings, enhanced by a lovely dual-aspect design that floods the space with natural light. It also benefits from a built-in storage cupboard, providing practical storage solutions without compromising on style or space.

#### Bedroom Two

12'5" x 8'2" (3.8 x 2.5)

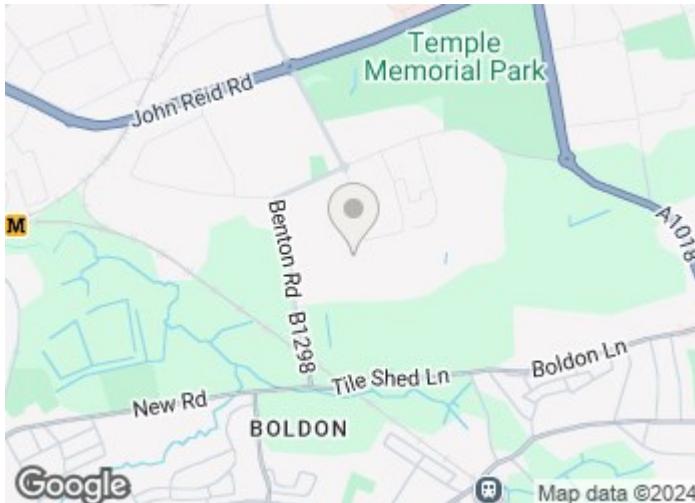
A well-proportioned double bedroom, neutrally decorated to create a light and airy feel. The room includes a built-in storage cupboard, offering convenient storage while maintaining a clean and uncluttered aesthetic.

### Shower Room

The shower room is sleek and modern, featuring contemporary grey tiled walls and flooring. It boasts a luxurious waterfall mains shower, along with a stylish vanity unit and wash hand basin, combining practicality with elegant design.

### WC

This charming semi-detached home benefits from a paved driveway providing off-street parking, along with gated access to the rear garden. The garden features a patio area, perfect for BBQs and alfresco dining, while at the top of the garden sits a delightful summerhouse complete with a bar and seating area – ideal for entertaining. The outdoor space is laid to lawn, offering side access and a convenient storage area.

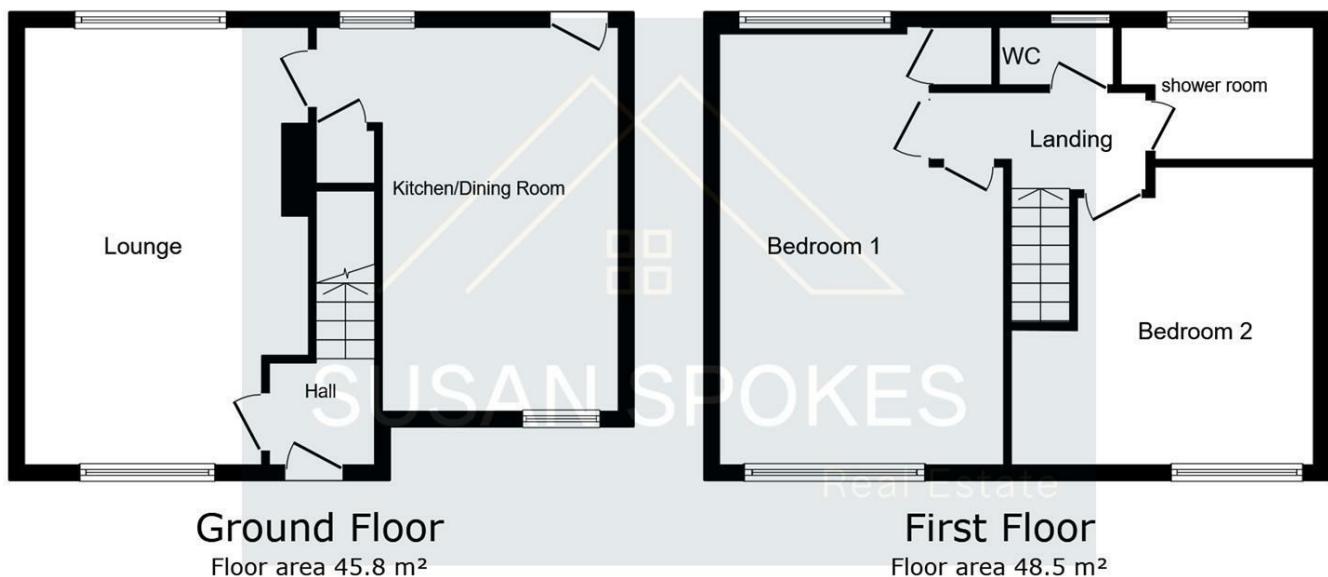


### Directions



## Floor Plan

Copley Avenue, South Shields, NE34



**TOTAL: 94.3 m<sup>2</sup>**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B	73	
(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	