



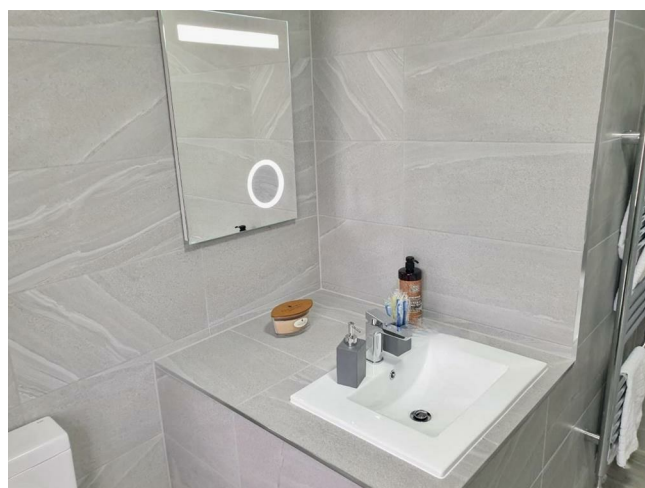
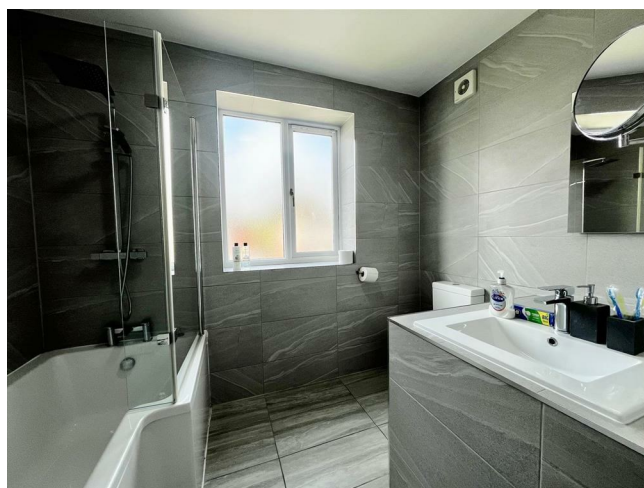
40 Honeysuckle Avenue, South Shields, Tyne & Wear, NE34 0BJ

Offers In The Region Of £115,000



Key features

- SEMI DETACHED HOUSE
- CONSERVATORY
- WELL EQUIPPED FITTED KITCHEN
- THREE BEDROOMS
- OFF STREET PARKING
- GARDENS FRONT AND REAR
- BATHROOM WITH SHOWER
- GREAT FAMILY HOME
- NO ONWARD CHAIN
- FURNITURE INCLUDED



Description

Welcome to Honeysuckle Avenue, South Shields - a charming location for this delightful semi-detached house! This property boasts three cosy bedrooms, perfect for a growing family or those in need of a home office. The spacious reception room is ideal for entertaining guests or relaxing with loved ones.

One of the highlights of this property is the conservatory, offering a lovely space to enjoy the outdoors all year round. The front garden adds to the property's appeal, providing a green oasis in the heart of the neighbourhood.

Built in the 1980s, this house combines modern convenience with a touch of charm. With parking available for one vehicle, you'll never have to worry about finding a spot after a long day.

Don't miss out on this fantastic opportunity - seize the chance to make this house your home which includes furnishings. And the best part? This property comes with no chain, making the buying process even smoother. Embrace the warmth and comfort of this lovely home - book a viewing today!



ENTRANCE HALL

LOUNGE
12'11 x 12'3

DINING
8'6 x 7'5

KITCHEN
9'10 x 7'10

CONSERVATORY
9'6 x 8'3

LANDING

BEDROOM ONE
11'5 x 8'3

BEDROOM TWO
9 x 7'7

BEDROOM THREE
8'2 x 7'10







BATHROOM


8'9 x 8'9

EXTERNAL

DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

70

85

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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