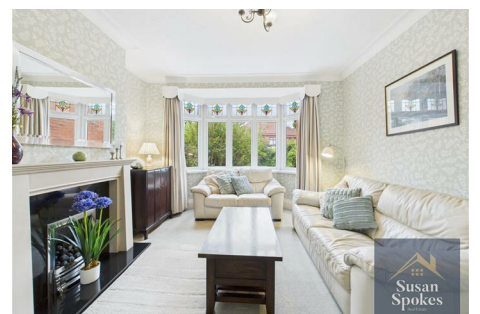




St. Marys Avenue South Shields NE34 6AG

A delightful three-bedroom semi-detached home located in the much sought-after area of Harton Village, close to Harton Academy and Sports Centre, the Nook Shopping Parade, local village amenities, and excellent transport links. Perfect as an ideal family home, it welcomes you through a bright and inviting entrance porch, neutrally decorated and flooded with natural light. The generous dining room features a charming fireplace, elegant coving, and a sun-drenched bay window—perfect for memorable family meals or dinner parties. The living room offers a lovely, light-filled space with a feature fireplace and a bay window overlooking the west-facing garden.

The kitchen/breakfast room is bright and practical, fitted with cream wall and base units, contrasting work surfaces, a gas hob with integrated oven, a sink with double drainer and mixer tap, an extractor hood, and space for a fridge freezer, making it perfect for family breakfasts and casual dining. A well-equipped utility room provides plumbing for a washing machine and space for a dryer, keeping household chores neatly out of sight. The study/office is a bright and versatile space, offering ample room for working from home with a window overlooking the garden for a peaceful, inspiring environment.

Offers in the region of £355,000

100 St. Marys Avenue

South Shields NE34 6AG



- HARTON VILLAGE LOCATION
- THREE BEDROOM SEMI DETACHED HOME
- GARAGE
- UTILITY
- OFFICE
- WEST FACING GARDEN
- IDEAL FOR LOCAL AMENITIES
- GOOD TRANSPORT LINKS
- EPC TO FOLLOW

Entrance Porch

Bright-filled, neutrally decorated, and welcoming—a perfect introduction to the home.

Hallway

Neutrally decorated spacious hallway.

Dining Room

A spacious and inviting dining room, complete with a feature fireplace, stylish coving, and a sunlit bay window—perfect for family meals or entertaining guests.

Living Room

Enjoy a bright and airy living room, complete with a feature fireplace and a bay window overlooking the sun-drenched west-facing garden—ideal for both quiet moments and entertaining.

Kitchen/Breakfast Room

A bright and practical space featuring cream fitted units with contrasting work surfaces,

a gas hob with integrated oven, and a sink with double drainer and mixer tap. Complete with an extractor hood and space for a fridge freezer, this kitchen is perfect for family breakfasts and casual dining.

Utility Room

A practical and well-equipped space, with plumbing for a washing machine and ample room for a dryer—perfect for keeping household chores neatly out of sight.

Study

A bright and versatile space, offering ample room for working from home, with a window overlooking the garden to provide a peaceful and inspiring environment.

Cloaks

WC

First Floor

Bedroom

A spacious and comfortable room with a

west-facing aspect, flooding the space with natural light and creating a warm, relaxing retreat.

Bedroom

A generous and inviting room with a front-facing aspect, offering a bright and airy space perfect for rest and relaxation.

Bedroom

Single bedroom with storage closet.

Bathroom

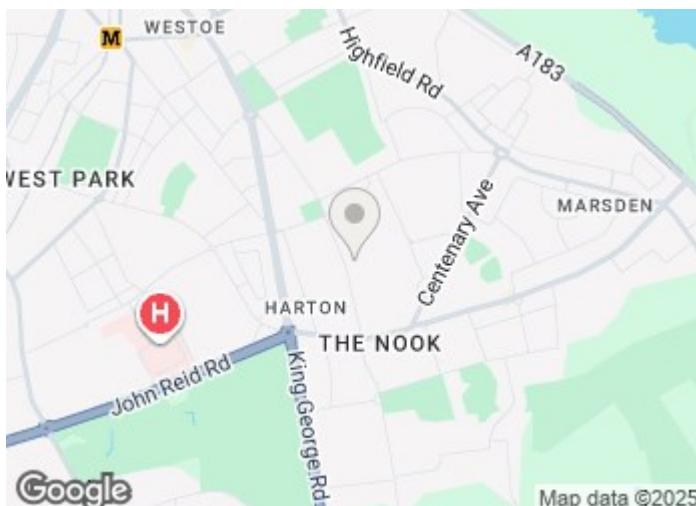
A spacious, family-sized bathroom featuring a four-piece suite

External

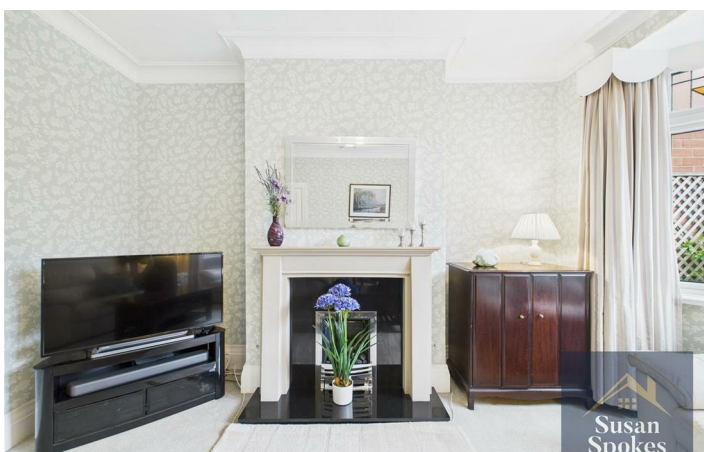
A charming west-facing garden, thoughtfully landscaped with mature shrubs and trees, offering a peaceful and private outdoor retreat perfect for relaxing or entertaining.

Garage

Garage with up and over door.



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.

