



6 Central Avenue, South Shields, NE34 6AZ

£489,950

Central Avenue, nestled in the sought-after area of Harton in South Shields, this impressive detached house is a rare gem in the market. Boasting two reception rooms and three bedrooms, this property offers ample space for comfortable living. The tasteful extension done approximately 7 years ago adds a modern touch to this classic home. The landscaped gardens are a sight to behold, with a raised sun terrace at the rear garden perfect for enjoying sunny days and a convenient log store on the side.

Inside, the charm continues with multi-fuel burning stoves in the living room and sitting room, creating a cosy atmosphere. The snug/family area with French doors opening onto the rear patio is ideal for relaxation or entertaining guests.

The property features a well-equipped breakfasting kitchen and a utility room with built-in storage, providing convenience and functionality. Upstairs, the first floor landing leads to the main bedroom with built-in robes and an en-suite shower room, two additional bedrooms - one with an en-suite, and a family bathroom. For extra space or storage, the fully boarded loft with three Velux windows offers endless possibilities. This stunning family home is a rare find that combines modern comforts with classic elegance. Don't miss the opportunity to make this lovely home your own and create lasting memories in this beautiful abode.

ENTRANCE HALLWAY

17'6" x 6'1" (5.35m x 1.86m)



UTILITY ROOM

8'3" x 6'4" (2.54m x 1.95m)



LIVING ROOM/DINING/SNUG

26'0" x 11'8" (7.95m x 3.57m)



FIRST FLOOR LANDING



SITTING ROOM

15'7" x 12'2" (4.77m x 3.73m)



BREAKFASTING KITCHEN

17'11" x 11'7" (5.47m x 3.55m)



BEDROOM ONE

15'1" x 9'8" to robes (4.60m x 2.96m to robes)



EN-SUITE

11'10" x 6'4" (3.61m x 1.94m)



BEDROOM TWO

15'8" x 12'1" (4.79m x 3.69m)

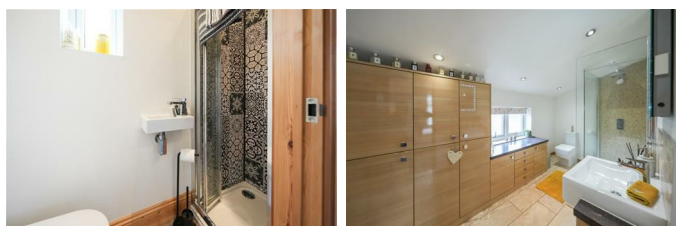


BEDROOM THREE

9'1" x 8'7" (2.79m x 2.64m)

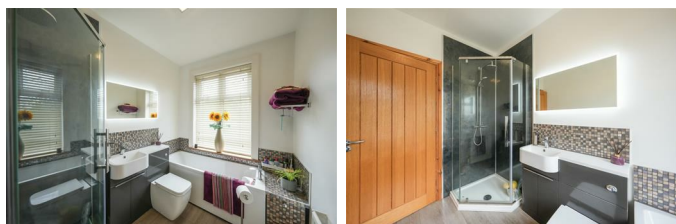


EN-SUITE



FAMILY BATHROOM

8'10" x 6'3" (2.71m x 1.93m)



EXTERNAL



GARAGE

17'4" x 8'6" (5.30m x 2.61m)

Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

MATERIAL INFORMATION

FLOOD RISK - No risk

LOCAL AUTHORITY - South Tyneside

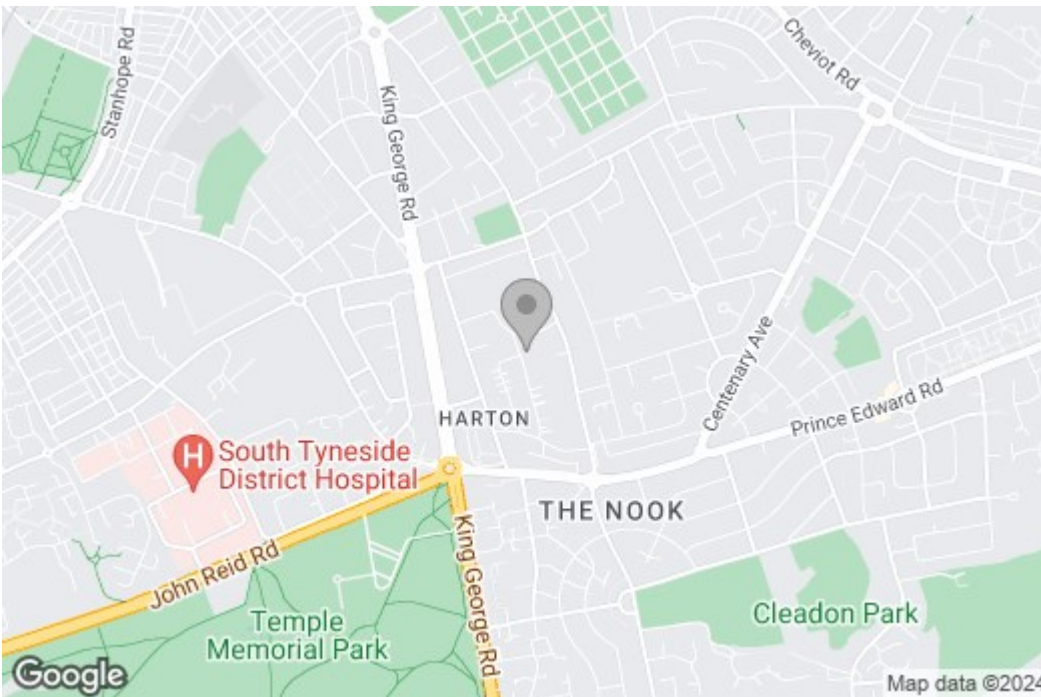
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

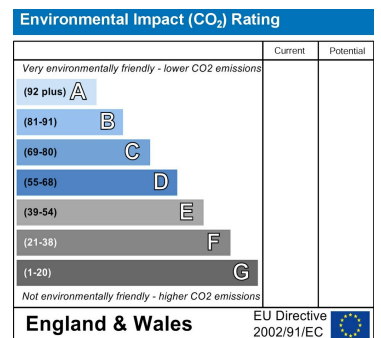
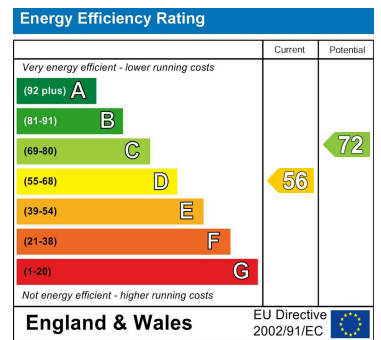
MOBILE COVERAGE - EE, O2 (Vodafone, Three mid range cover)

Floor Plan

Area Map



Energy Efficiency Graph



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, purchaser 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 firm's employment has the authority to make or give a representation or warranty in respect of the property.