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17 Windermere Crescent, South Shields, Tyne and Wear NE34 0DN

£269,950

An ideal opportunity to purchase a leasehold, wonderfully spacious, 3 bedroom semi detached house, offering perfect "ready to move into" accommodation for a growing family. Situated in South Shields within easy access of Chichester Metro station, public transport, local shops and with Primary and Comprehensive schools within walking distance. This superb home briefly comprises; Entrance Porch, Hallway with staircase giving access to the first floor, Dining Room with walk in bay window, open to the Living Room with sliding doors which reveal the rear patio, plus there is a fabulous Kitchen fitted with a range of high specification cabinets, with a selection of integrated appliances. To the first floor there is a stylish Family Bathroom and 3 Bedrooms, one of which has the benefit of fitted wardrobes. The property also offers central heating, double glazing and block paved driveway providing ample off street parking. Externally the property offers a garden to the front and enclosed garden to the rear with patio, lawn and raised beds perfect for entertaining or relaxation. This family home has to be viewed internally to fully appreciate the size and quality of accommodation on offer. Council Tax Band C

Ground Floor

Entrance Porch

Entry to this delightful family home is via a composite door which opens into the entrance porch, there are also double glazed windows to the front and side elevations.

Hallway



Features of this room include a door leading from the entrance porch, a central heating radiator and laminate flooring. A balustrade and spindle staircase provides access to the first floor and an under stairs cupboard offers storage space.

Dining Room

12'5" x 9'11" (3.79 x 3.03)



Located at the front of the property this delightful room offers a UPVC double glazed walk in bay window. Heating is provided by a central heating radiator and the calming neutral decor continues through to the Living Room.

Dining Room



Living Room

12'4" x 16'7" (3.78 x 5.06)



Open from the dining room, this magnificent room has sliding doors to the rear elevation leading onto the paved patio and garden. There is a feature fire surround with matching hearth plus traditional inset and coal effect gas fire and a central heating radiator provides back ground heating.

Living Room



Kitchen

9'3" x 10'1" (2.84 x 3.09)



The kitchen of this stylish home features a comprehensive range of floor, wall and drawer cabinets with inset 1.5 bowl sink unit and contrasting work surfaces. Integrated appliances include a dish washer and microwave, there is also space for a washing machine, range style cooker and American style fridge freezer. Natural light floods into this room from a double glazed window which also offers views over the rear garden. Background lighting is provided by recessed ceiling lights, this room also offers splash back tiling to walls and laminate flooring.

First Floor

Landing

Offering a double glazed window and doors provide access to all first floor rooms.

Bedroom 1 (Front)

12'6" x 11'8" (3.82 x 3.57)



This fabulous double room has the advantage of a double glazed window with views over the approach to this stylish home. A central heating radiator provides background heating.

Bedroom 1 (Front)



Bedroom 2 (Rear)

11'3" x 10'3" (3.45 x 3.14)



The decor of this double room is complemented by a range of fitted wardrobes providing hanging and storage space. A double glazed window allows views over the rear garden and a central heating radiator provides background heating.

Family Bathroom

6'5" x 9'4" (1.97 x 2.85)



An elegant family bathroom comprising a panelled bath, shower enclosure, wash hand basin and w.c. with concealed cistern. A double glazed window provides this room with natural lighting and recessed lighting provides mood lighting. A ladder style heated towel rail offers background heating and tiling to the

walls with contrasting flooring finish the calming feel of this room.

Bedroom 3 (Front)
6'4" x 7'9" (1.95 x 2.37)



Currently being used as a dressing room, this room has the benefit of a double glazed window to the front elevation with central heating radiator below. This room also has laminate flooring.

Exterior



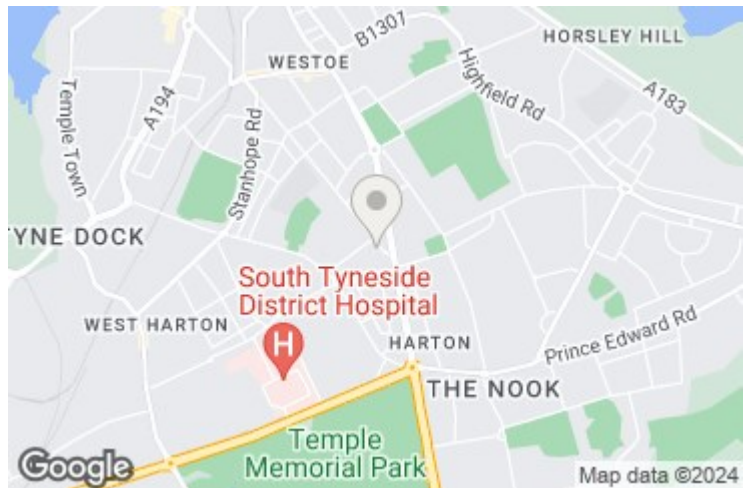
An enclosed garden to the rear of this superb home provides a

safe and secure environment for family living and a paved patio is ideal for outdoor entertaining. The remainder of the garden is lawn with raised planting to the borders. A gate offers access to the side and there is also a garden shed. To the front of the property is a lawned area with mature planting to borders plus a block paved driveway providing off street parking for several cars.

Garden



Garden



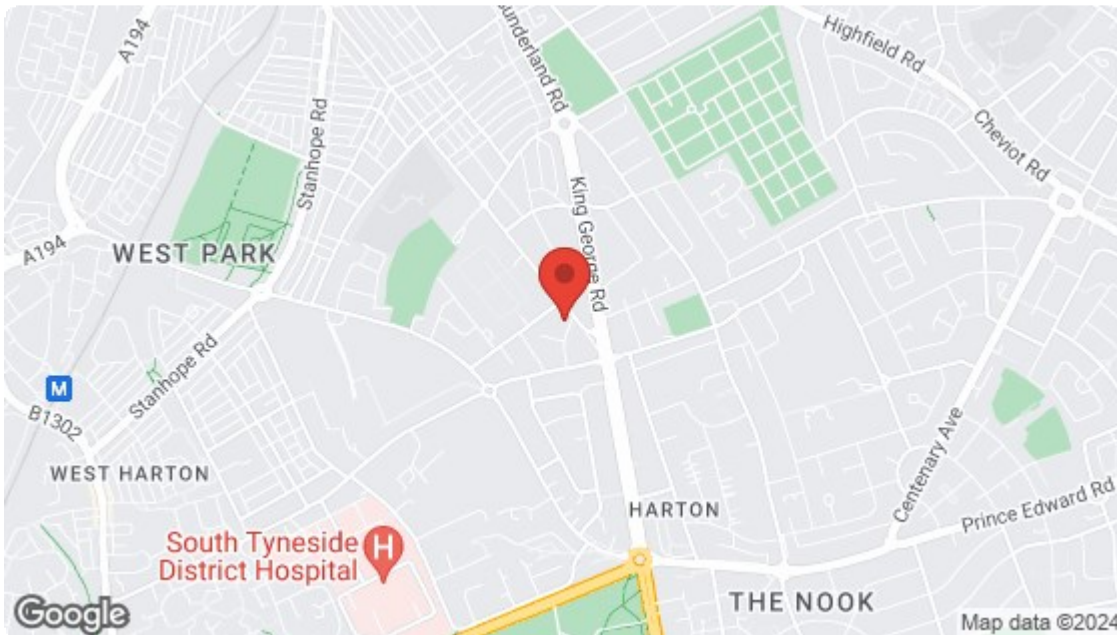
Ground Floor

Approx. 51.9 sq. metres (558.9 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C		64	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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