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**31 Cauldwell Avenue, South Shields, Tyne and Wear NE34 0SB**

**£199,950**

We are delighted to offer to the market this deceptively spacious 2 bedroom (originally 3 bedrooms), freehold cottage. This wonderful home provides versatile and spacious living accommodation and is conveniently located for local schools, the Town Centre, Sea Front and Readhead Park, plus local transport links and amenities at the Nook. Benefitting from double glazing, central heating as well as a courtyard to the rear and low maintenance walled garden to the front, this delightful home offers ready to move into accommodation which briefly comprises; Entrance Lobby, Hallway with staircase providing access to the first floor, Living Room with walk in bay window, Shower Room, Dining Room with feature fire place and stylish fitted Kitchen with some integrated appliances. To the half landing is a superb Family Bathroom and finally 2 Bedrooms are located on the first floor both offering a range of fitted wardrobes. This beautiful home must be viewed to fully appreciate the spacious living accommodation on offer.



## Ground Floor

### Entrance Lobby

Entrance to this delightful home is via a composite door. This room has the benefit of double glazed windows to 2 elevations and tiling to the floor. A further door opens to reveal the Hallway.

### Hallway



The hallway gives access to all principal rooms. A quality balustrade staircase leads to the upper floor and is complimented by carpeting to the floor. Also in the hall there is a central heating radiator.

### Living Room

14'6" x 12'1" (4.43 x 3.70)



Situated at the front of the property, this room is bathed in natural light from a double glazed bow window to the front elevation. The main focal point of this delightful room is a feature fire surround with tiled inset and health. There is also plaster work coving to ceiling and picture rail. A central heating radiator provides background heating.

### Living Room



### Shower Room

6'5" x 6'6" ( 1.98 x 2.00)



Facilities of this room include a walk in shower, a close coupled w.c. and pedestal wash hand basin. This room also has a double glazed window, recessed lighting to the ceiling and a

central heating radiator. There is also an extractor fan, plus splash back tiling to the walls and contrasting tiling to the floor.

### Dining Room

12'5" x 9'4" (3.80 x 2.86)



This light and airy room is perfect for family living or formal entertaining and features a double glazed window to the side elevation. The room offers a host of period features to include plaster work coving to the ceiling and picture rails plus a superb feature fire place with fire basket which compliments this room perfectly. Heating is provided by a central heating radiator.

### Kitchen

10'7" x 8'10" (3.25 x 2.71)



The heart of this delightful home is fitted with a comprehensive range of floor, wall and drawer cabinets with inset stainless steel sink unit and contrasting work surfaces. Integrated appliances include an oven, hob and dish washer plus there is also a fridge freezer. Natural light is provided by double glazed windows to two elevations and background lighting is provided by recessed lighting to the ceiling. The colour scheme is complimented splash back tiling to the walls with tiling to the floor.

### Utility

4'2" x 6'8" (1.29 x 2.05)

Flooded in natural light from double glazed windows to three elevations this room also has the benefit of a door providing access to the rear courtyard. There is space for a washing machine and tumble dryer beneath the work surfaces and tiling to the floors completes this room perfectly.

### Half Landing



### Bathroom

6'6" x 6'2" (1.99 x 1.90)



Offering the perfect place to relax, this stylish room offers a panelled bath with shower attachment to the taps, pedestal wash hand basin and close coupled w.c. A double glazed window and central heating radiator together with tiling to the walls and contrasting tiling to the floor complete the calming feel of this room.

### First Floor



### Landing

Doors lead from the landing providing access to both Bedrooms.

### Bedroom 1 (Front)

15'0" x 13'0" (4.58 x 3.98)



Natural lights floods into this spacious double bedroom (originally 2 rooms) located at the front of the property from 2 double glazed windows offering views over the garden. One of the main focal points of this fabulous room is a decorative period style fire place. Fitted wardrobes provide hanging and storage space. Background heating to this room is provided by a central heating radiator.

### Bedroom 1 (Front)



### Bedroom 2 (Rear)

10'10" x 10'4" to robes (3.32 x 3.15 to robes)



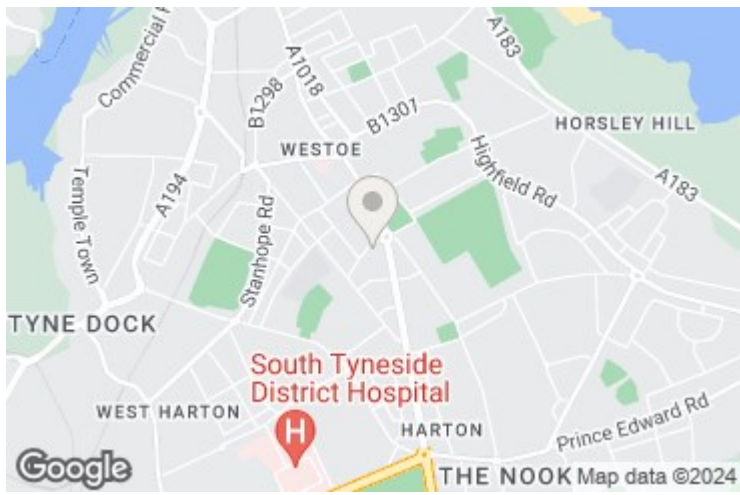
Features of this delightful room include a double glazed window and a central heating radiator. The neutral decor of this room is complimented by fitted wardrobes providing hanging and storage space.

### Exterior

Access to this delightful home is via a gated entrance which also provides access to the enclosed low maintenance gardens to front offering mature planting and astro turf, ideal for entertaining or to sit and relax whilst catching the summer sun. There is also a walled courtyard to the rear.

### Floor Plans







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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