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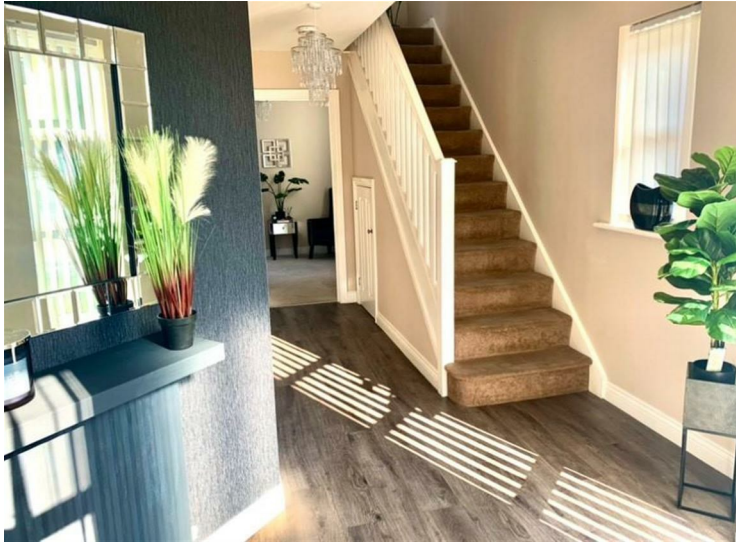
**20 Redwood Avenue, South Shields, Tyne and Wear NE34 8DF**

**£210,000**

We are delighted to offer to the market this superbly presented 3 double bedroom, freehold house located on the ever popular Cleadon Vale development, ideally located for local schools, shops, Town Centre and Sea Front. This superb home must be viewed to fully appreciate the versatile, modern, light and very well proportioned living accommodation on offer. This stylish home benefits from double glazing and central heating as well as gardens to the front and rear plus an allocated parking space. An impressive, ready to move into home that briefly comprises; Hallway with staircase leading to the upper floors, ground floor W.C., Living Room with double doors to rear garden, Kitchen/Diner fitted with a comprehensive range of cabinets. The first floor landing offers a built in cupboard providing storage space and doors lead to the Family Bathroom and 3 double Bedrooms, the master Bedroom having the benefit of En-suite facilities. Viewing of this delightful home is essential to appreciate the size of accommodation on offer. Council Tax Band B

## Ground Floor

### Hallway



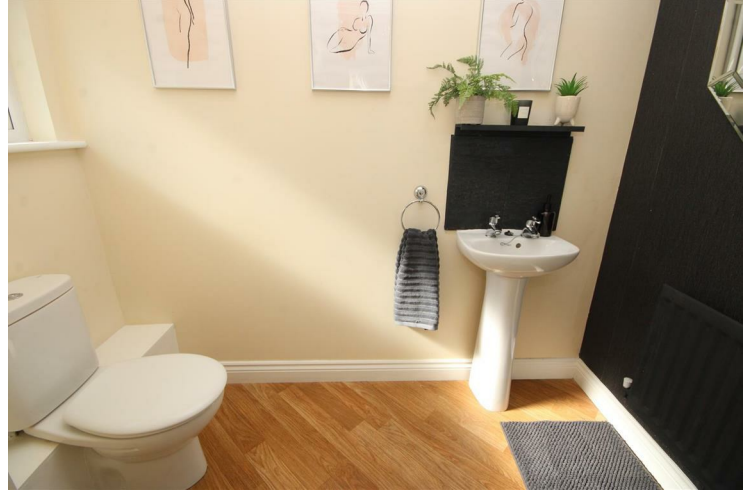
Entrance to this spacious hallway is via a composite door. Double glazed windows allow the flood of natural light and doors lead to the Lounge, Kitchen/Diner and Ground Floor W.C. A staircase provides access to the first floor and laminate flooring finishes this room completely.

### Hallway



## Ground Floor W.C.

4'1" x 7'5" (1.26 x 2.28)



Facilities of this room include a close coupled w.c. and pedestal wash hand basin. This room also has the benefit of a double glazed window, central heating radiator and laminate flooring.

## Kitchen/Diner

17'7" x 10'0" (5.38 x 3.05)



One of the main selling points of this stunning home is the Kitchen/Diner fitted with a range of floor, wall and drawer cabinets with inset sink unit and contrasting work surfaces. Integrated appliances include an oven, hob and extractor hood. There is also space for a washing machine, fridge and freezer. A double glazed window offers views over the rear garden, whilst mood lighting is provided by recessed lighting to the ceiling. This delightful room also has the benefit of a central heating radiator, laminate flooring and a door opens to reveal the rear garden.

## Kitchen/Diner



## Living Room

10'1" x 15'5" (3.08 x 4.72)



UPVC double glazed window to the front elevation and doors to the rear elevation allow the flood of natural light. The focal point of this room is the feature fire surround with inset electric fire. Background heating is provided by a central heating radiator. The natural decor of this room is complimented by carpet to the floor.

## Living Room



## First Floor

## Landing



Flooded in natural light from a double glazed window, doors lead from the landing providing access to all first floor rooms. A built in cupboard houses the boiler and offers storage space.

## Bedroom 1 (Rear)

14'5" x 10'9" (4.40 x 3.28)



This very spacious double bedroom is located at the rear of the property and offers a double glazed window with views over the rear garden. A door leads to the En-suite and this room also has the benefit of a central heating radiator.

**Bedroom 1 (Rear)**



**En-suite**



**En-suite**  
**3'10" x 10'1" (1.18 x 3.08)**



**Bedroom 2 (Rear)**  
**10'1" x 8'9" (3.09 x 2.69)**



Continuing the theme from the bedroom this room features a white pedestal wash hand basin and close coupled w.c. as well as a shower enclosure. Splash back tiling to the walls and a central heating radiator completes this space perfectly.

A wonderfully positioned, spacious double bedroom having views over the rear garden from a double glazed window. This room also has the benefit of a central heating radiator.

**Bedroom 3 (Front)**  
**14'9" x 7'6" (4.50 x 2.30)**



This delightful, light and airy double bedroom has the benefit of two double glazed windows. This calming room also has laminate flooring and heating is provided by a central heating radiator.

**Bedroom 3 (Front)**



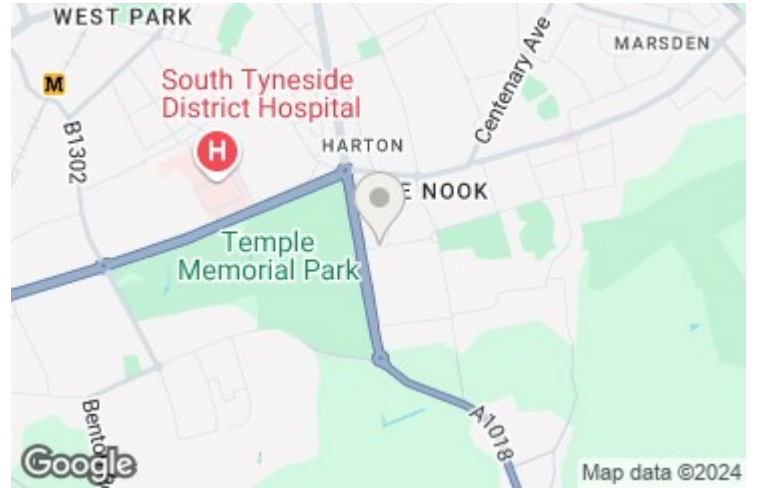
**Family Bathroom**  
**5'7" x 6'11" (1.72 x 2.12)**

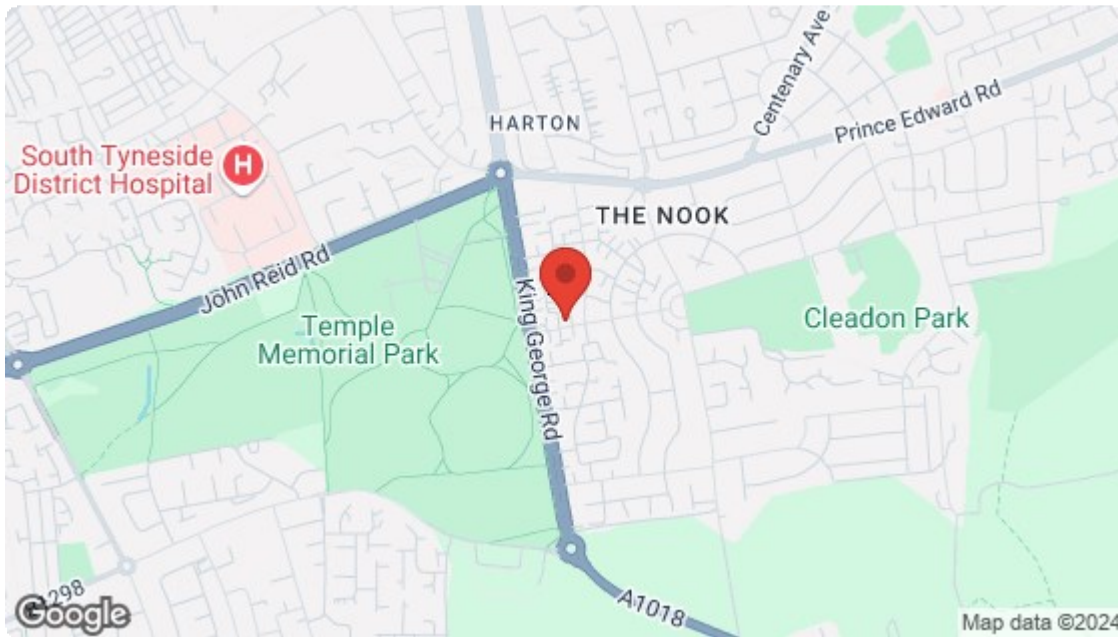


This calming room is perfect for relaxing and has the benefit of a panelled bath, pedestal wash hand basin and close coupled w.c. There is splash back tiling to the walls and contrasting flooring. Natural light is provided by a double glazed window and a central heating radiator provides background heating.

**Exterior**

Access to this delightful home is via a gated entrance to the front garden which offers a lawn and wrought iron fencing. An enclosed low maintenance patio garden to the rear with artificial lawn and paved patio is ideal for al fresco dining or to catch the summer sun. A gate provides access to the allocated parking.





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>		
(39-54) <b>E</b>		
(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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