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3 Morris Avenue, South Shields, Tyne and Wear NE34 9SZ

£99,950

This freehold, 2 double bedroom mid terrace house (of non-traditional build) is perfect for first time buyers, those looking to downsize or even young families. Conveniently located just off the John Reid Road, with junior and primary schools just a few minutes walk away. There are also local shops as well as bus and road links close by offering access to the Town Centre and Coast making this home ideal for those looking to commute. The property is offered with vacant possession and briefly comprises; Entrance Lobby with staircase leading to the first floor, Living Room with double glazed window overlooking the rear garden, Kitchen/Diner fitted with a range of cabinets, some integrated appliances and space for a washing machine, plus Utility area with space for a fridge freezer, 2 Double Bedrooms and a stylish Family Bathroom. The property also has the benefit of double glazing, central heating and good size garden to the front with driveway providing off street parking and enclosed garden to the rear ideal for family living. Council Tax Band A

Ground Floor

Entrance Lobby



Entry to this spacious home is via a UPVC door with glazed panels. A staircase leads to the first floor and a door opens to reveal the Living Room.

Living Room

11'5" x 13'6" (3.50 x 4.12)



Natural light floods this room from a double glazed window to the rear elevation offering views over the enclosed garden. Having a neutral colour scheme, complimented by carpet to the floor, a central heating radiator provides background heating.

Kitchen/Diner

7'10" x 17'10" (2.41 x 5.45)



Fitted with a range of wall, floor and drawer cabinets with inset stainless steel sink unit and contrasting work surfaces. Integrated appliances include an oven, hob and extractor hood. There is also space for a washing machine, splash back tiling to the walls and contrasting tiling to the floor. Double glazed windows to the front and rear elevations provide views over the gardens and UPVC doors allow access to the front and rear. Background heating is provided by a central heating radiator. This room is open to the Utility Area with space for a fridge freezer. A built in cupboard provides storage space.

Kitchen/Diner



First Floor

Landing



Flooded in natural light from a double glazed window, doors lead from the landing providing access to all first floor rooms.

Bedroom 1 (Rear)

13'8" x 9'5" (4.18 x 2.88)



This spacious double bedroom has a double glazed window to the rear elevation with views over the rear garden. A built in cupboard with double glazed window provides storage space. Heating to this room is provided by a central heating radiator.

Cupboard

Family Bathroom

6'5" x 6'9" (1.98 x 2.08)



Offering the perfect place to relax in the panelled bath with shower over, wash hand basin set into a vanity unit also providing storage space and close coupled w.c. There is also a double glazed window and central heating radiator. Splash back tiling to the walls with contrasting tiling to the floor completes the neutral decor of this room.

Bedroom 2 (Rear)

11'7" x 9'10" (3.55 x 3.00)

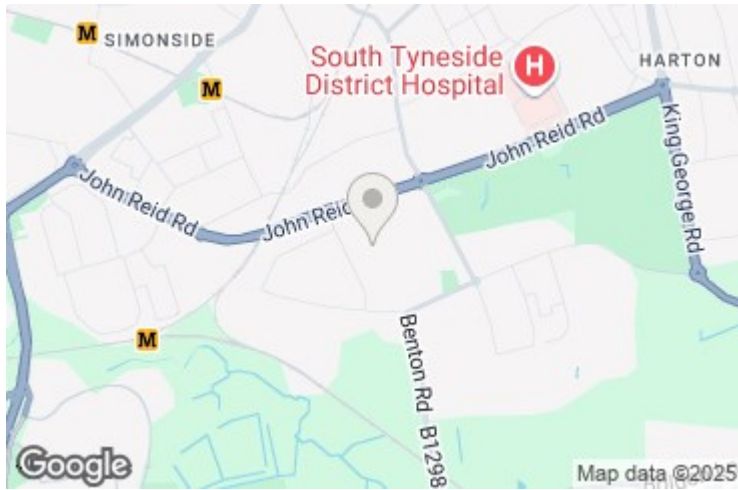


Features of this double bedroom include a double glazed window to the rear elevation with central heating radiator below.

Exterior



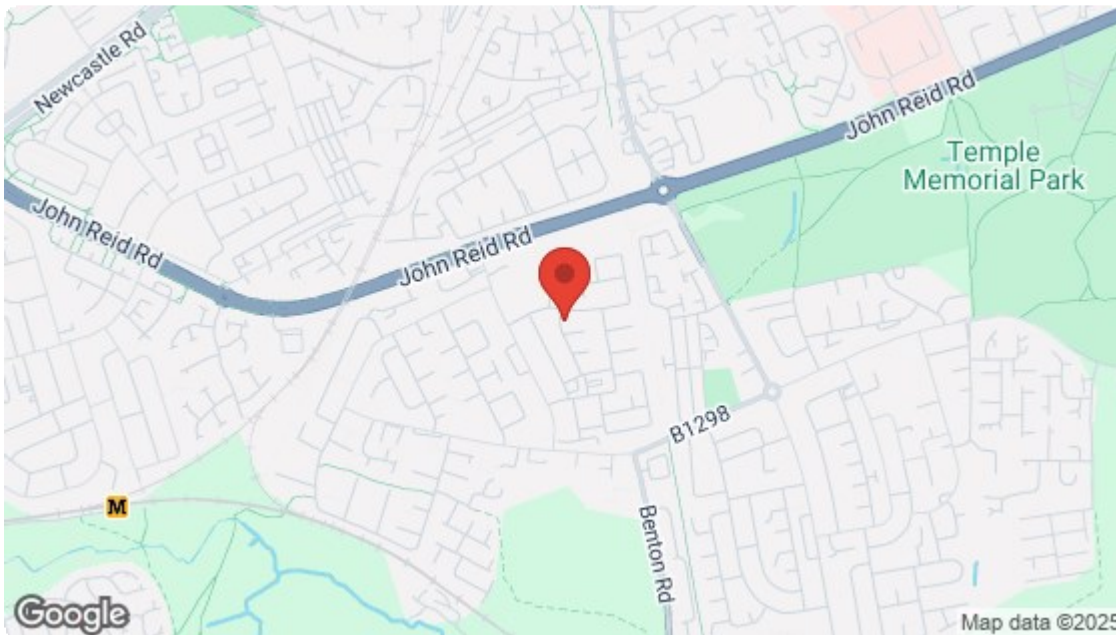
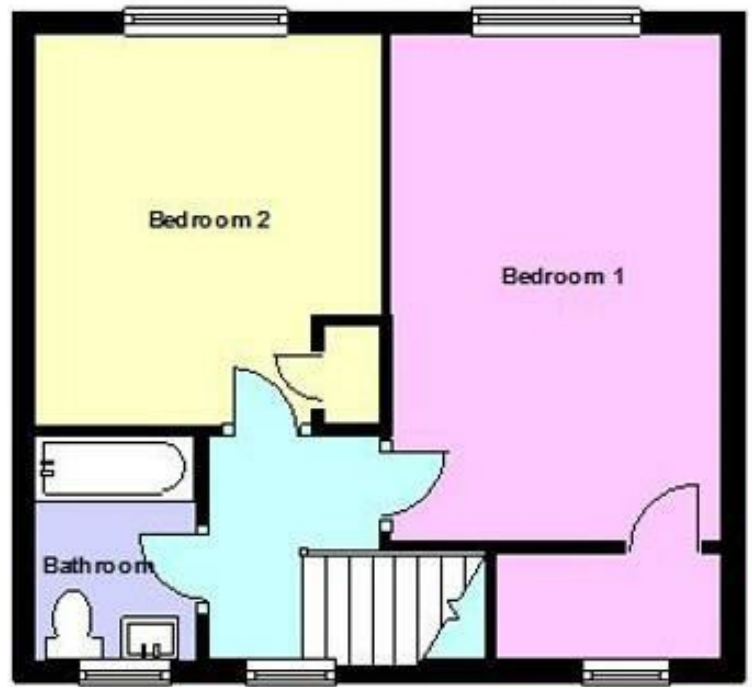
A walled garden to the front of this spacious home provides a driveway offering off street parking and lawned area with mature planting to borders. An further enclosed, lawned garden to the rear of this delightful home provides a safe and secure environment for family living or playing children. There is also a garden shed and patio making ths a perfect place to sit and relax or for al fresco dining.



Ground Floor
Approx. 33.6 sq. metres (361.6 sq. feet)



First Floor
Approx. 32.5 sq. metres (349.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	75	
(69-80) C		
(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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