



17 Tiverton Avenue
, North Shields, NE29 8PZ
£195,000



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Trading Places are delighted to welcome to the market this newly renovated three bedroom, semi-detached home located on the popular residential street Tiverton Avenue, North Shields. Situated close to North Tyneside General Hospital, excellent local schools and recreational facilities make this a fantastic family home. Silverlink retail park is also a short distance away for named brand outlets and retail shops. Connecting roads A19 to Newcastle, North and South are easy accessible as well as North Shields town centre for Metro links.

Comprising of entrance hallway with stairs leading to the first floor and door to the front living room, which benefits from a large window that floods the room with natural daylight and a feature fireplace. The kitchen, to the rear, has a newly fitted kitchen and utility area leading into the private rear garden. The first floor finds the three bedrooms and a newly fitted bathroom/wc. Externally this property offers an attractive front way entrance with gate and path, and to the rear a private garden with laid lawn and fenced boundaries.

Viewing is strongly recommended to appreciate this lovely newly renovated property. Please call Trading Places on 01912511189 to arrange an appointment. EPC Rating C. Council Tax Band A.

Entrance Hallway

Entrance through UPVC double glazed door with decorative glazed insert into welcoming hallway. Laminate flooring, single radiator, storage area to recess, storage unit, door to living room and stairs leading to first floor.

Living Room

17'7 x 15'5 (5.36m x 4.70m)

This front facing living room is bright, spacious and homely. Newly fitted carpets and modern decor make this a relaxing space. Large walk in UPVC double glazed window floods with natural light. Feature fireplace with electric fire and marble hearth, insert and surround. Large double radiator and door leading to kitchen.

Kitchen

23'4" x 5'6" (7.12m x 1.70m)

This newly fitted kitchen is tasteful and modern. Benefitting from wall, base and draw units with matching worktops and upstands. Large 'Range' oven, modern granite sink with black mixer tap. Two double glazed windows providing outlook to private rear garden and an abundance of natural light, single radiator and modern flooring and decor.





Utility Area

8'9" x 4'7" (2.69m x 1.42m)

The functional space is bright and airy. Incorporating base units with matching worktops and upstands. Space and plumbing for washing machine and tumble dryer. Single radiator, UPVC double glazed window with side outlook and UPVC double glazed door giving access to rear garden. Large storage cupboard.

Landing

This spacious landing is bright and airy. Newly fitted carpets and tasteful decor throughout. Large storage cupboard, doors to all bedrooms and family bathroom.

Bedroom One

14'10 x 9'6 (4.52m x 2.90m)

This front facing bedroom is bright and spacious. Benefitting from newly fitted carpets, and modern decor throughout makes this a relaxing space. Storage cupboard, single radiator and UPVC double glazed window.

Bedroom Two

11'9 x 10'11 (3.58m x 3.33m)

To the rear of the property is bedroom two. This double bedroom benefits from large single radiator, UPVC double glazed window and large storage cupboard. Newly fitted carpets and modern decor.

Bedroom Three

10'1 x 9'1 (3.07m x 2.77m)

Bedroom three is front facing with newly fitted carpets and modern decor. UPVC double glazed window and single radiator.

Bathroom

8'11" x 5'4" (2.74m x 1.65m)

This newly fitted family bathroom is modern and luxurious. Panelled bath with rainfall shower head, separate telephone attachment over bath, mixer taps and tiled walls. Concealed WC, large vanity wash basin with storage below and modern black fittings. Two UPVC double glazed windows with obscure glass allowing for natural light, modern radiator, tiled walls to half height and ceiling spotlights.

Front Gardens

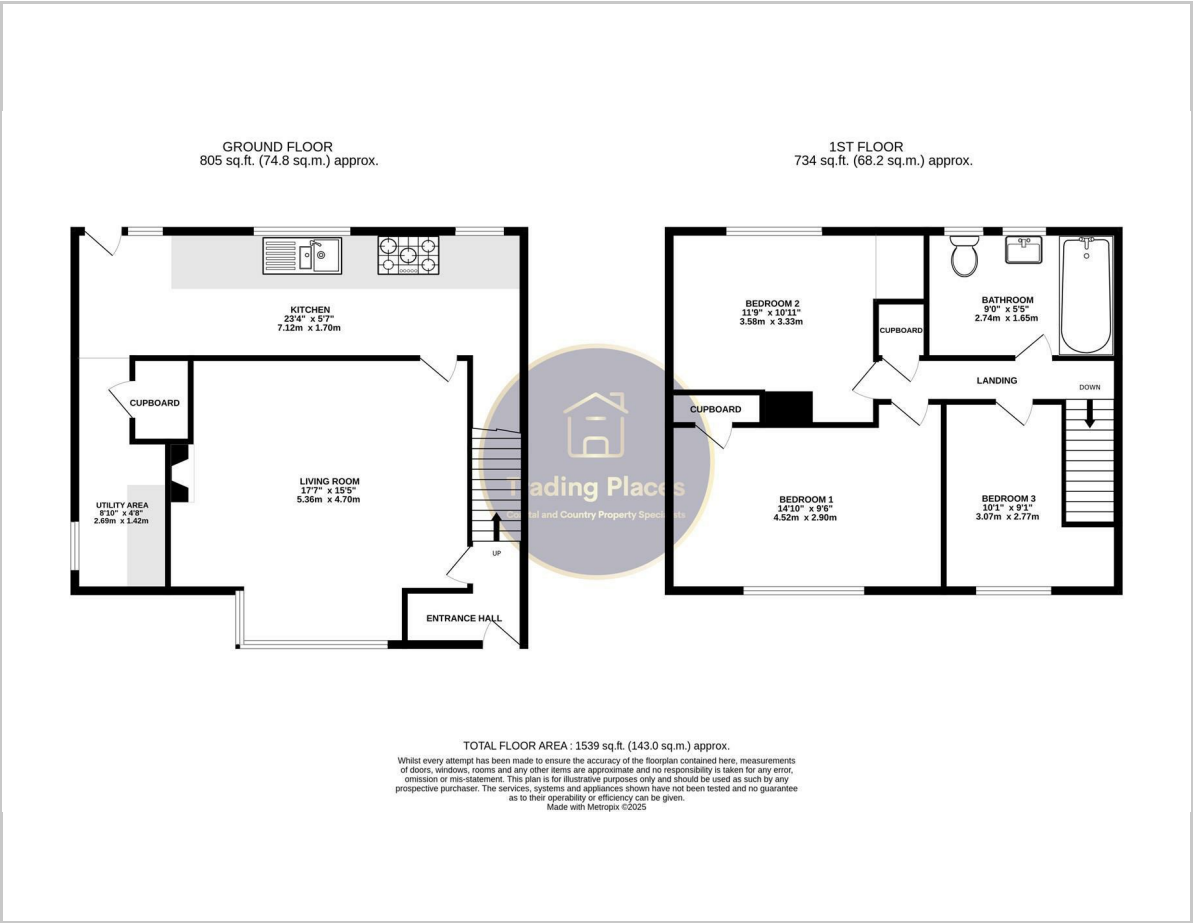
To the front of the property is a gated entrance with path leading to front of property. Gravelled, wall boundaries and gate access to rear garden.

Rear Gardens

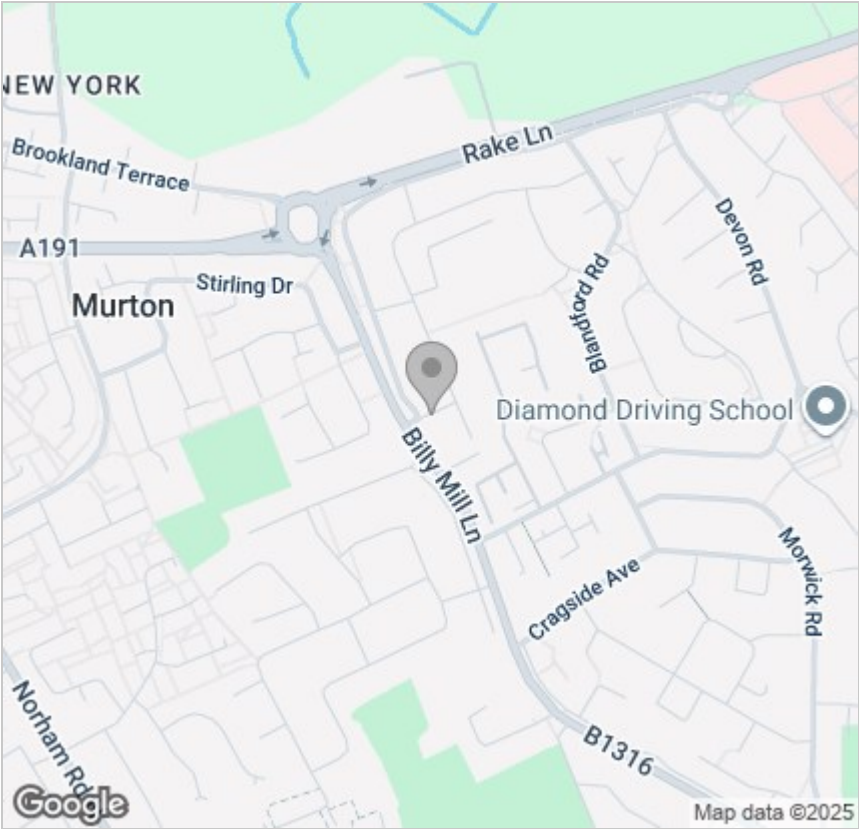
This spacious rear garden is private and easy to maintain. Laid lawns, paved patio area and fenced boundaries.



Floor Plan



Area Map



Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

