

Basil Way South Shields NE34 8UF

Located on the popular Holder House Estate, this three-bedroom property offers well-proportioned accommodation with a number of recent improvements, including new windows installed within the last two years, a new boiler fitted approximately one year ago, and new flooring throughout.

The ground floor comprises an entrance porch leading into a spacious open-plan lounge and dining area. The lounge features a bay window, feature fireplace with gas fire, and stairs rising to the first floor, while the dining area provides access to a useful under-stairs storage cupboard, the kitchen, and double-glazed French doors opening onto the rear garden. The kitchen requires updating and offers wood-effect wall and base units, plumbing for a washing machine, space for freestanding appliances, and a glazed door to the rear garden.

To the first floor, there are three bedrooms comprising two doubles and a single, all finished with neutral décor and new carpet flooring, along with a family bathroom fitted with a three-piece suite.

Externally, the property benefits from gardens to both front and rear. The rear garden includes raised bedding areas, a block-paved footpath, and gated access. There are also foundations already in place with planning permission granted for a garage, offering potential for future development.

Offers over £180,000

112 Basil Way

South Shields NE34 8UF



- FREEHOLD
- PLANNING PERMISSION FOR A GARAGE WITH FOUNDATIONS ALREADY IN PLACE
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- MID TERRACED PROPERTY
- NEW FLOORING THROUGHOUT
- EPC TO FOLLOW
- THREE BEDROOMS
- COUNCIL TAX BAND B

Porch

Accessed via a uPVC entrance door, the porch features neutral décor and wood-effect laminate flooring. A glazed internal door leads through to the lounge.

Lounge

A spacious open-plan lounge flowing into the dining room, featuring neutral décor and brand-new carpet flooring. A large bay window provides an abundance of natural light, while a sandstone fireplace with marble hearth and gas fire creates an attractive focal point. Additional features include a radiator and stairs rising to the first floor.

Dining Room

Open plan from the lounge, the dining area continues the neutral décor and benefits from the same brand-new carpet flooring. Offering ample space for a family dining table, it provides an ideal setting for both everyday meals and entertaining. The room also features a useful under-stairs storage cupboard, access to the kitchen, and double-glazed French doors leading out to the rear garden.

Kitchen

The kitchen does require updating but currently comprises wood-effect wall and base units with neutral décor. A new grey vinyl flooring will be fitted. The space offers plumbing for a washing machine, as well as provision for an electric cooker and a fridge/freezer. A glazed uPVC door provides access to the rear garden.

First Floor Landing

Finished with neutral décor and brand-new carpet flooring, providing access to three bedrooms and the bathroom.

Bedroom

A front-aspect double bedroom featuring neutral décor and brand-new carpet flooring. The room benefits from a built-in storage cupboard, UPVC window, and radiator.

Bedroom

A rear-aspect double bedroom featuring neutral décor and brand-new carpet flooring. The room benefits from a UPVC window and radiator.

Bedroom

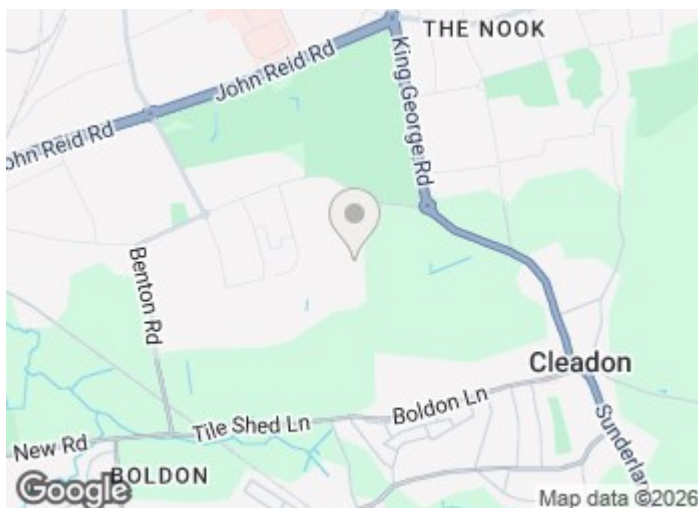
A front-aspect single bedroom featuring neutral décor and brand-new carpet flooring. The room benefits from a built-in storage cupboard, UPVC window, and radiator.

Bathroom

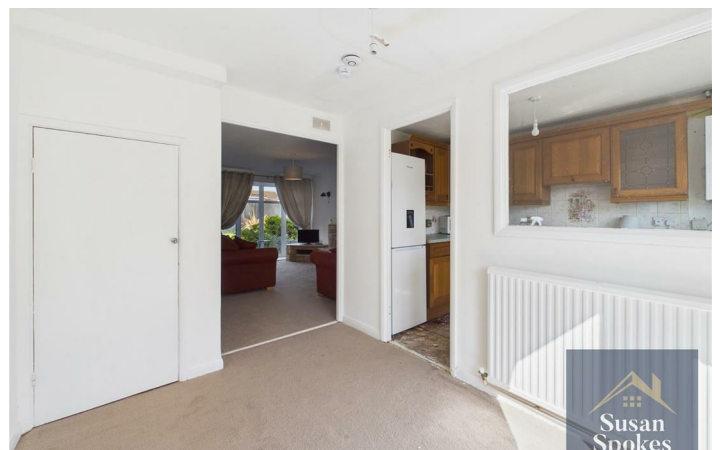
Partially tiled walls with wood-effect vinyl flooring. The three-piece suite comprises a WC, pedestal wash hand basin, and a panelled bath with mixer tap and electric shower over. The room also benefits from a UPVC window and radiator.

External

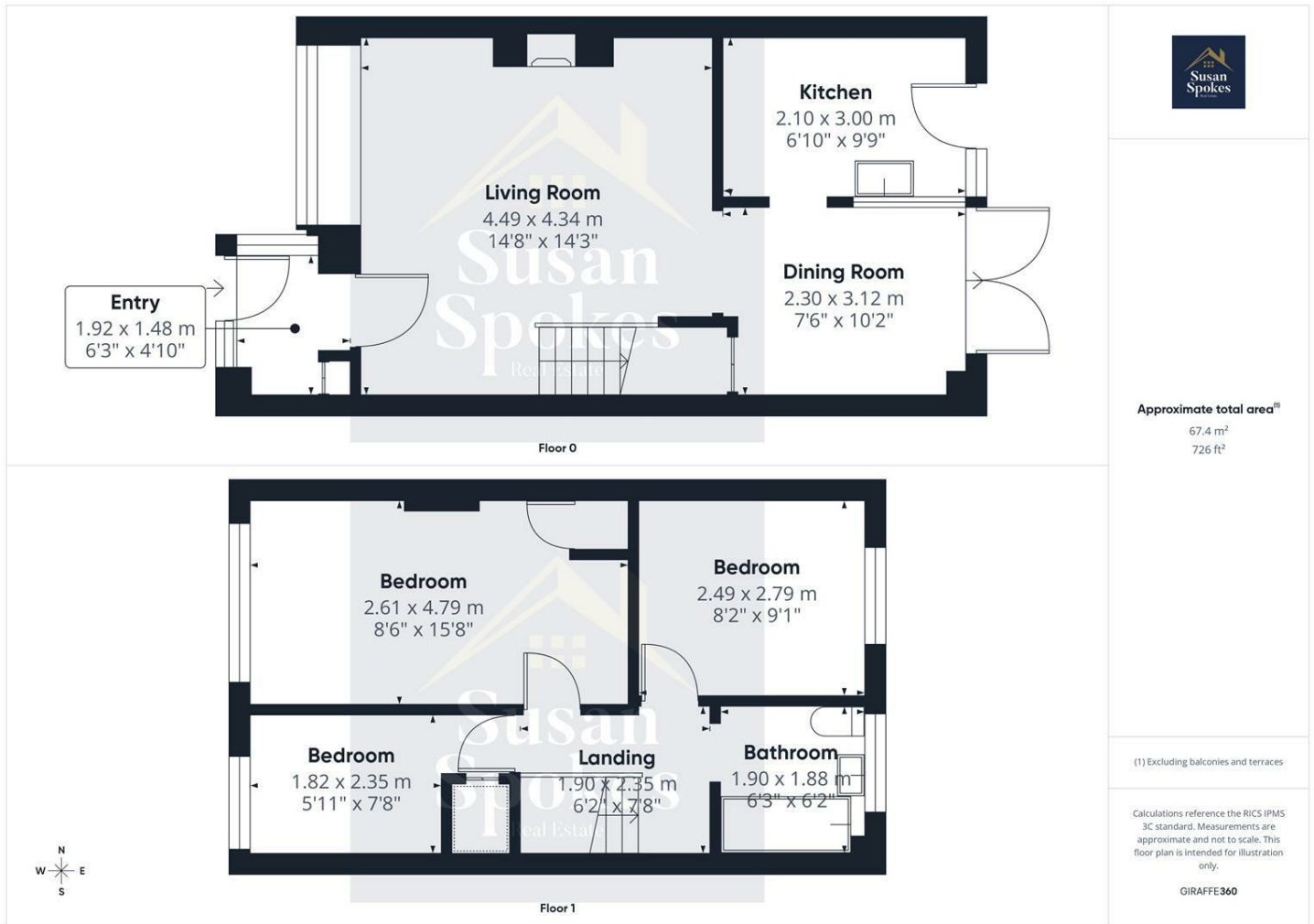
To the rear, the garden features a raised bedding area, block-paved footpath, and gated access. There are also foundations in place for a garage, along with a shed providing additional storage. To the front, the property benefits from a lawned garden with a footpath leading to the entrance.



Directions



Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

179a Sunderland Road, South Shields, Tyne and Wear, NE34 6AD
Tel: 0191 541 22 08 Email: info@susanspokes.co.uk <https://www.susanspokes.co.uk>

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