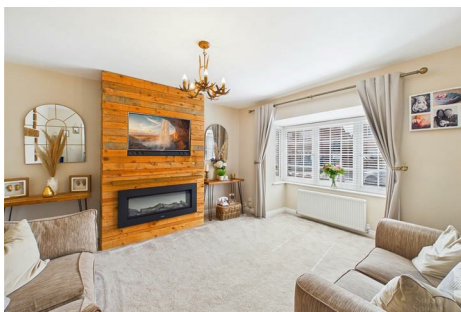




Felton Avenue South Shields NE34 6RY

An impressive and beautifully presented three-bedroom home, thoughtfully upgraded to provide stylish and practical accommodation ideally suited to modern family living. Finished in a tasteful neutral palette throughout, the property combines contemporary interiors with generous rooms and excellent storage.

The welcoming entrance hallway is accessed via a composite front door and features tiled flooring, partial wall panelling and a useful storage cupboard. The elegant bay-fronted living room enjoys an abundance of natural light, with a striking wood-effect media wall and contemporary electric fire creating an attractive focal point. At the heart of the home is a superb kitchen/diner featuring herringbone-style flooring, recessed spotlights and a modern white fitted kitchen complemented by wood-effect worktops and classic metro-tiled splashbacks. There is space for a range-style cooker with an extractor above and a fridge freezer, together with an integrated microwave and pantry cupboard.

The generous dining area features a partially panelled wall, while double doors open directly onto the rear garden. An adjoining utility room provides plumbing for a washing machine, space for a tumble dryer and separate access to the garden, as well as leading to a stylish ground-floor cloakroom with a WC and vanity wash hand basin. Upstairs, the neutrally decorated landing benefits from a built-in storage cupboard and leads to three attractive bedrooms, all featuring fitted wardrobes.

Offers in the region of £225,000

48 Felton Avenue

South Shields NE34 6RY



- WELL PRESENTED SEMI DETACHED HOME IN MUCH SOUGHT AFTER AREA
- UTILITY ROOM AND GROUND FLOOR CLOAKS
- KITCHEN/DINER WITH ACCESS TO GARDEN
- NEUTRALLY DECORATED TO A VERY GOOD STANDARD
- OFF STREET PARKING
- NEW EPC TO FOLLOW
- THREE BEDROOMS
- ENCLOSED GARDEN WITH DECKING AND PERGOLA

Entrance Hallway

A welcoming entrance hallway accessed via a contemporary composite front door, featuring stylish tiled flooring, elegant partial wall panelling and tasteful neutral décor. A useful built-in storage cupboard provides practical space while maintaining the hallway's clean and sophisticated finish.

Living Room

An elegant and inviting living room, beautifully finished in a neutral colour palette and enhanced by a generous bay window that fills the space with natural light. A striking wood-effect media wall creates a stylish focal point, incorporating a contemporary feature electric fire for added warmth and ambience.

Kitchen/Diner

A beautifully appointed kitchen and dining space, finished in a tasteful neutral palette with elegant herringbone-style flooring and recessed spotlights. The contemporary white fitted kitchen is complemented by wood-effect worktops and classic metro-tile splashbacks, with provision for a range-style cooker and extractor above, an integrated microwave, space for a fridge freezer and a useful pantry cupboard.

The generous dining area is enhanced by a stylish partially panelled feature wall, while double doors

open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Further access leads conveniently into the adjoining utility room.

Utility Room

A stylish and practical utility room with plumbing for a washing machine and dedicated space for a tumble dryer. The room also provides convenient access to the adjoining ground-floor cloakroom.

GF Cloaks

A stylish ground-floor cloakroom, tastefully finished in a neutral colour palette and fitted with a contemporary WC and vanity-mounted wash hand basin.

First Floor

A neutrally decorated first-floor landing with the added benefit of a useful built-in storage cupboard.

Bedroom

A beautifully presented double bedroom, tastefully decorated and benefiting from a full range of mirrored fitted wardrobes, providing generous storage while enhancing the sense of light and space.

Bedroom

A well-presented rear-facing double bedroom, tastefully decorated and benefiting from fitted wardrobes providing excellent storage.

Bedroom

A beautifully presented front-facing bedroom, enhanced by natural light and benefiting from fitted wardrobes providing excellent storage.

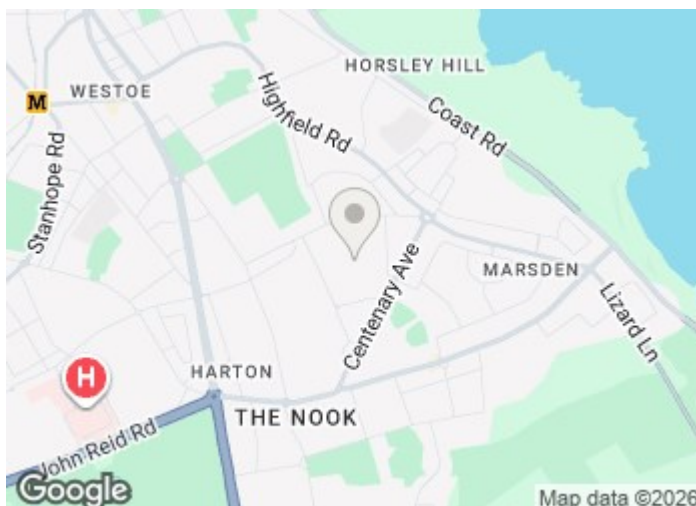
Bathroom

A stylish modern bathroom, finished in a tasteful neutral palette and fitted with a contemporary three-piece suite. Features include a bath with a mains-fed waterfall shower above, a generous double vanity wash hand basin, WC, chrome heated towel rail and recessed spotlights.

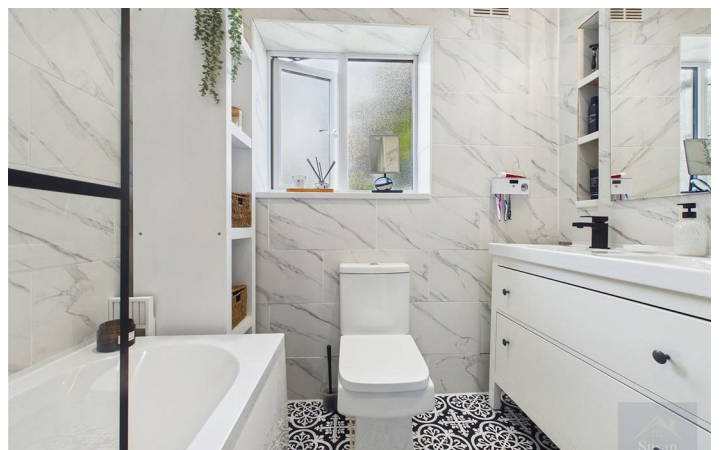
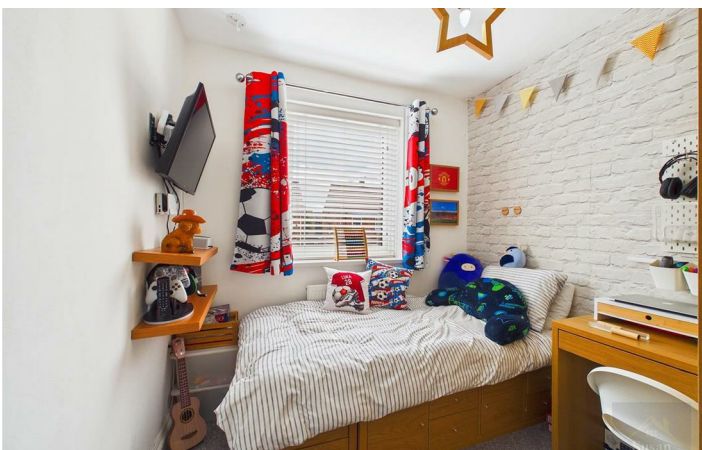
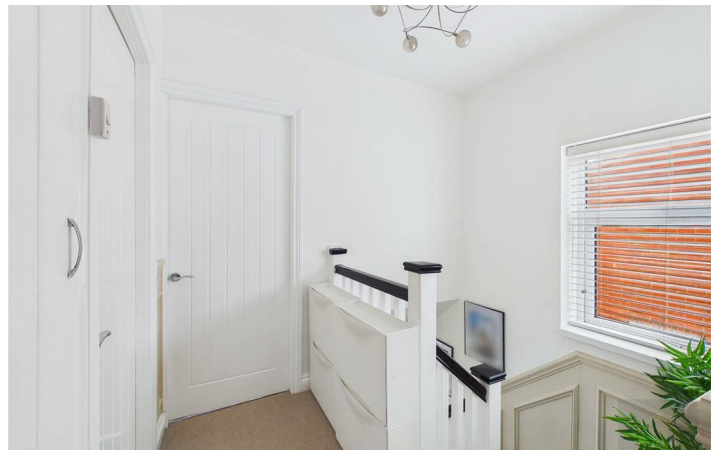
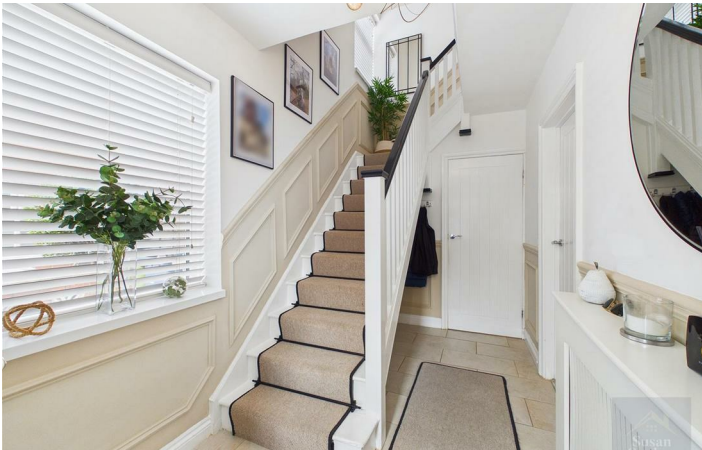
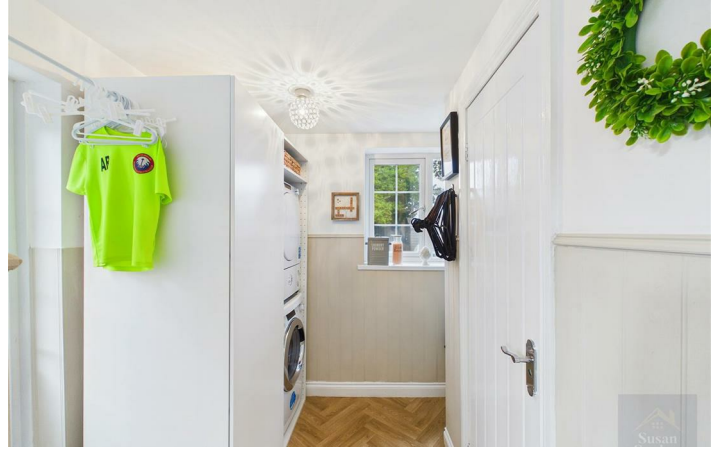
External

To the front, the property benefits from a private driveway providing off-street parking for two vehicles, together with gated access to the rear garden.

The generous rear garden is thoughtfully arranged with a decked patio and pergola, creating an attractive setting for outdoor dining and entertaining. A well-maintained lawn is complemented by mature shrubs, while separate access leads conveniently into the utility room.



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

