



Auckland Avenue South Shields NE34 7DZ

Situated in the highly sought-after Auckland Avenue area of South Shields, this beautifully presented semi-detached home offers stylish, modern accommodation ideally suited to family living. Conveniently located close to well-regarded schools, local amenities and transport links, the property is offered with no upper chain.

A composite entrance door opens into a welcoming hallway featuring neutral décor, oak-effect flooring, a bespoke staircase and useful storage cupboard. The beautifully presented living room includes a recessed fireplace with oak mantel, plantation blinds, a flat-panel radiator and an oak-veneer door.

At the heart of the home is an impressive open-plan kitchen and dining area fitted with Shaker-style units, wood-effect worktops, an enamel sink, stylish tiled splashbacks, a range-style cooker with extractor and an integrated dishwasher. A breakfast bar provides informal seating, while sliding doors with fitted blinds open directly onto the garden. The adjoining utility room offers additional units, plumbing for a washing machine, space for a fridge-freezer and further garden access.

£230,000

6 Auckland Avenue

South Shields NE34 7DZ



- NO UPPER CHAIN
- MODERN SEMI DETACHED HOME
- VERY WELL PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/DINER PLUS UTILITY ROOM
- THREE GOOD SIZE BEDROOMS
- RECENTLY FITTED MODERN BATHROOM
- GENEROUS GARDEN
- FURNISHINGS BY SEPARATE NEGOTIATION

Entrance Hallway

A composite entrance door opens into a welcoming, neutrally decorated hallway featuring attractive oak-effect flooring, a bespoke staircase and a handy storage cupboard.

Living Room

A beautifully presented living room, tastefully decorated in neutral tones and featuring a recessed fireplace with an oak mantel above. Further benefits include stylish plantation blinds, a contemporary flat-panel radiator and an oak-veneer internal door.

Kitchen/Diner

A stylish, open-plan kitchen and dining space fitted with modern Shaker-style units, wood-effect worktops and an enamel sink with mixer tap. The kitchen features a range-style cooker with extractor above, an integrated dishwasher, attractive tiled splashbacks and a breakfast bar providing relaxed seating. Wood-effect flooring flows throughout, while a sliding door with fitted blinds provides direct access to the garden. A further door leads conveniently into the utility room.

Utility Room

Utility Room: A practical and well-appointed utility room fitted with a range of useful storage units, plumbing for a washing machine and space for a fridge-freezer. A door provides convenient access to the garden.

First Floor Landing

Bedroom

A generously proportioned double bedroom featuring fitted wardrobes and blinds to the window.

Bedroom

Bedroom: A well-proportioned double bedroom, tastefully decorated in neutral tones and enjoying a rear-facing aspect with a pleasant outlook over the garden.

Bedroom

A neutrally decorated bedroom enjoying a front-facing aspect.

Bathroom

A contemporary bathroom finished in stylish grey tones, featuring a P-shaped bath with a matt-black waterfall shower and modern shower screen. Further benefits include a vanity wash hand basin, low-level WC and heated towel rail.

External

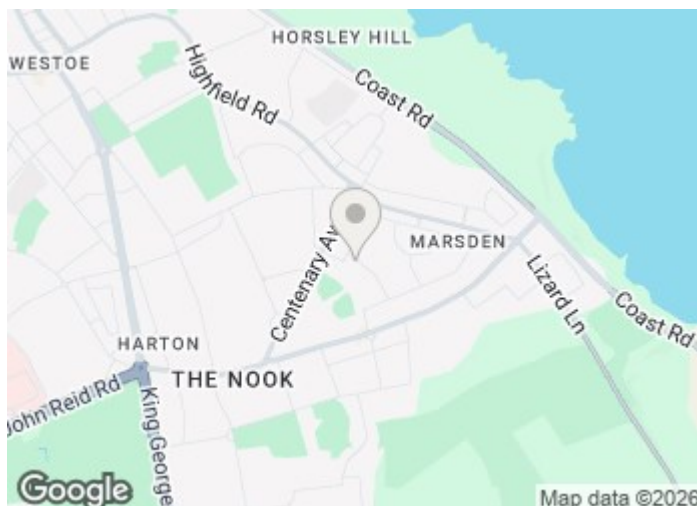
To the front of the property is a block paved entrance. To the rear is a wonderful west-facing garden, complete with a patio area ideal for outdoor seating, dining and entertaining.

Location

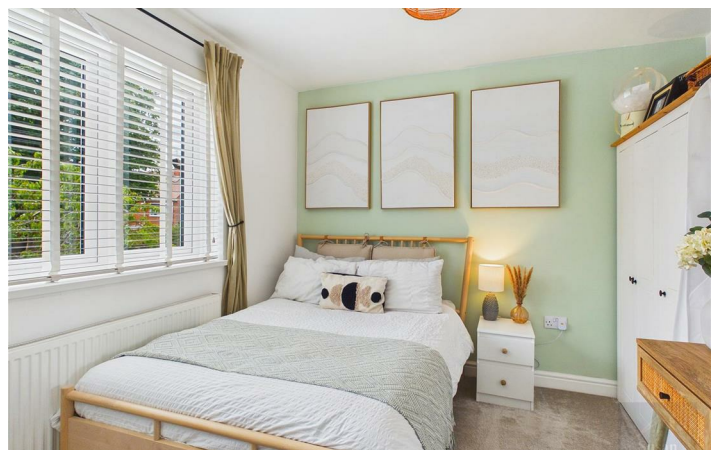
Auckland Avenue occupies a desirable position within the popular Harton area of South Shields,

offering an excellent balance of suburban living and everyday convenience. A range of shops, supermarkets and services can be found nearby, together with a good selection of local primary and secondary schools. Regular bus services and convenient road links provide straightforward access to South Shields town centre, Sunderland and the wider Tyneside area.

For leisure and recreation, residents can enjoy nearby Temple Memorial Park, Cleadon Hills and the beautiful South Tyneside coastline, including The Leas, Marsden Bay and Sandhaven Beach. South Shields' popular seafront, Marine Parks, Ocean Road restaurants and coastal attractions are also only a short drive away, making this an appealing location for families, professionals and anyone seeking easy access to both green open spaces and the coast.



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.

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>

