



**Susan Spokes**  
Real Estate



## East Avenue

South Shields NE34 6PB

Nestled on East Avenue in South Shields, this well-presented home offers a practical and comfortable living space. With two well-proportioned bedrooms, it is suitable for couples, small families, or anyone looking for a convenient home.

The reception room provides a welcoming space for everyday living and entertaining, while the layout is functional and easy to maintain.

The property is within walking distance of local amenities, schools, shops, and parks, making daily life straightforward and convenient.

For those who enjoy the outdoors, Cleaton Hills and Marden Beach are also within easy reach, offering opportunities for walks, fresh air, and coastal views.

This property represents a practical and versatile home, offering comfortable accommodation in a convenient location.

**Asking price £110,000**

# 21 East Avenue

## South Shields NE34 6PB



- NO UPPER CHAIN
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- SUN ROOM

- FREEHOLD
- 2 DOUBLE BEDROOMS
- EPC TO FOLLOW

- OFF STREET PARKING
- UTILITY
- COUNCIL TAX A

### Entrance

Entered via a uPVC front door into the hallway.

### Hallway

Featuring painted walls, carpeted flooring, and a radiator, with access to the lounge and stairs leading to the first floor.

### Lounge

A bright lounge with plastered and painted walls, carpeted flooring, and a uPVC double glazed bow window. A radiator completes the room, with direct access to the kitchen.

### Kitchen

A modern kitchen with shaker-style wall and base units topped with sleek black work surfaces, complemented by a stainless steel sink with mixer tap and a contemporary extractor fan. A large uPVC double-glazed window floods the room with natural light. Finished with neutral decor and laminate flooring, it provides practical access to the downstairs WC/utility room.

### WC/ Utility Room

Featuring a low-level WC, a vanity unit with hand basin and mixer tap, a radiator, and laminate flooring. There is a large storage cupboard, plumbing for a washing machine, and space for a tumble dryer, with access to the sun room.

### Sun Room

A light and airy space with laminate flooring, featuring three uPVC double-glazed windows and a uPVC door leading directly into the rear garden.

### First Floor

#### Bedroom

A spacious front-aspect double room with neutral decor and carpeted flooring, featuring two uPVC double glazed windows and a radiator.

#### Bedroom

A rear-aspect double room with neutral

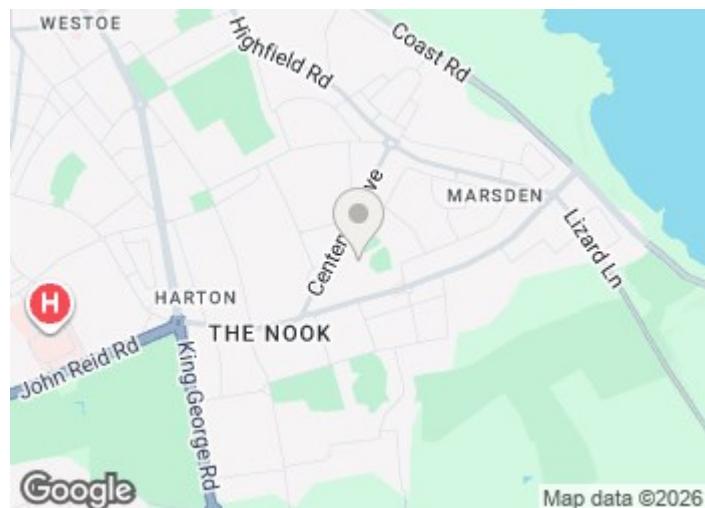
decor and carpeted flooring, featuring a uPVC double-glazed window, a radiator, and loft access.

### Bathroom

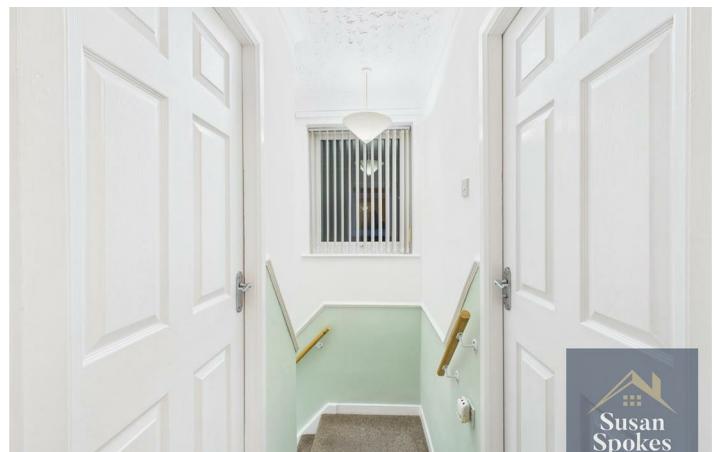
A spacious bathroom with plastered and painted walls and wood-effect flooring, fitted with a four-piece suite comprising a bath with mixer tap, pedestal wash basin with mixer tap, low-level WC, and a corner shower cubicle with mains-powered shower. The room is completed by a heated towel radiator and a uPVC double-glazed window.

### External

A generously sized rear garden featuring a patio area, ideal for outdoor seating. To the front, there is a low-maintenance garden and a driveway, with gated access leading through to the rear garden.



### 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.

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	