

## Gorse Avenue South Shields NE34 7PP

Ideally situated close to The Nook shopping parade and Temple Park, with excellent transport links via the A19, this well-presented family home offers neutral décor, versatile living spaces, and a welcoming atmosphere throughout.

The ground floor features a porch leading into a bright hallway with built-in storage, a comfortable lounge with a feature fireplace, a separate dining room, and a spacious kitchen with access to a utility area and a modern shower room.

Upstairs, the first-floor landing provides additional storage and leads to three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a front garden with driveway parking. The rear garden has a lawn, mature plants, small trees, and a paved patio area, perfect for outdoor dining and relaxation.

Offers in the region of £165,000

# 59 Gorse Avenue

## South Shields NE34 7PP



- SEMI DETACHED HOME
- DRIVEWAY
- THREE BEDROOMS
- GENEROUS GARDEN
- NO UPPER CHAIN
- KITCHEN/DINER
- CLOSE TO NOOK SHOPPING PARADE

### Porch

Welcoming entrance area featuring neutral décor and wood-effect laminate flooring. Includes a radiator for warmth, a UPVC window providing natural light, and a UPVC front door offering durability and low maintenance.

### Hallway

Neutral décor with wood-effect laminate flooring. Includes an under-stairs storage cupboard and provides access to the lounge, dining room, and stairs leading to the first floor.

### Lounge

Finished in neutral décor with a feature wall and dark wood-effect laminate flooring. Includes a feature fireplace with electric fire, a large UPVC window allowing natural light, a radiator, and access to the kitchen.

### Dining Room

A spacious room finished in neutral décor with wood-effect laminate flooring. Features a UPVC window and two radiators.

### Kitchen

A spacious kitchen with light grey painted walls and cream wall and base units, including floor-to-ceiling larder-style units. Features solid wood worktops, a range-style cooker with five gas hob rings and chrome splashback, integrated dishwasher, and

chrome extractor fan. Includes a stainless steel sink with mixer tap and mosaic tile splash above the sink area. Finished with vinyl flooring, the kitchen also provides access to the utility room and shower room, and is completed with a large UPVC window and a UPVC door leading to the rear garden.

### Utility Room

Finished in neutral décor with oak-effect laminate flooring. Features plumbing for a washing machine, a UPVC window, and provides access to the shower room.

### Shower Room

Finished with neutral wall and floor tiles, this shower room features a walk-in shower with electric shower, a WC, and a pedestal hand basin with mixer tap. Includes a UPVC window and a radiator

### First Floor Landing

Finished in neutral décor with carpeted stairs and varnished flooring on the landing. Features a storage cupboard, a UPVC window, and a radiator.

### Bedroom

A spacious front-aspect double room finished in neutral décor with varnished flooring. Features fitted wardrobes with overhead storage, an additional storage cupboard, a large UPVC window, and a radiator.

### Bedroom

A rear-aspect double room finished in neutral décor with varnished flooring. Features a UPVC window and a radiator.

### Bedroom

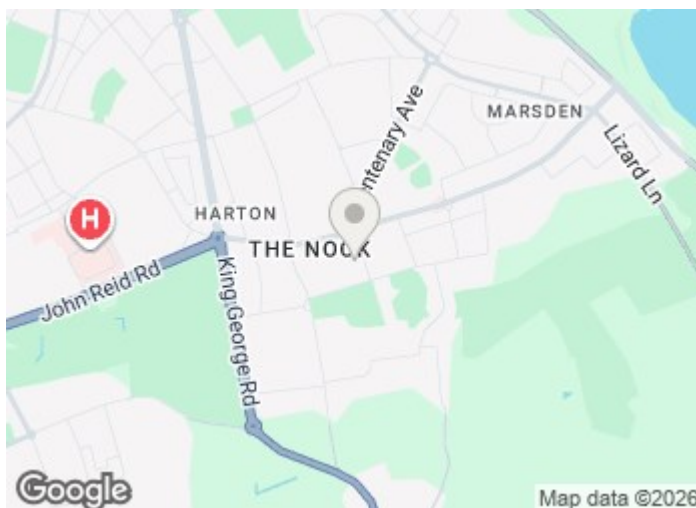
A rear-aspect single room finished in neutral décor with varnished flooring. Features a storage cupboard, a UPVC window, and a radiator.

### Bathroom

Finished with tile-effect walls and tile-effect vinyl flooring, this bathroom features a three-piece suite comprising a WC, pedestal wash basin with mixer tap, and a white panel bath with mixer tap and mains-powered shower over, complete with a glass shower screen. Also includes a chrome towel radiator and a UPVC window.

### External

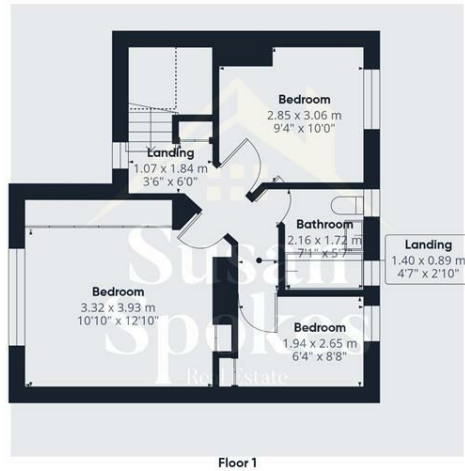
The front garden features a lawn bordered with mature shrubs, and a driveway. The rear garden is south-facing and includes a large lawned area with a footpath, mature plants, shrubs, small trees to one side, and a paved patio area.



## Directions



# Floor Plan



Approximate total area<sup>(1)</sup>

105.8 m<sup>2</sup>  
1136 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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