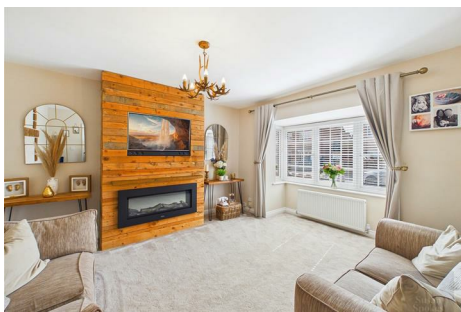




Felton Avenue South Shields NE34 6RY

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.

£235,000

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.

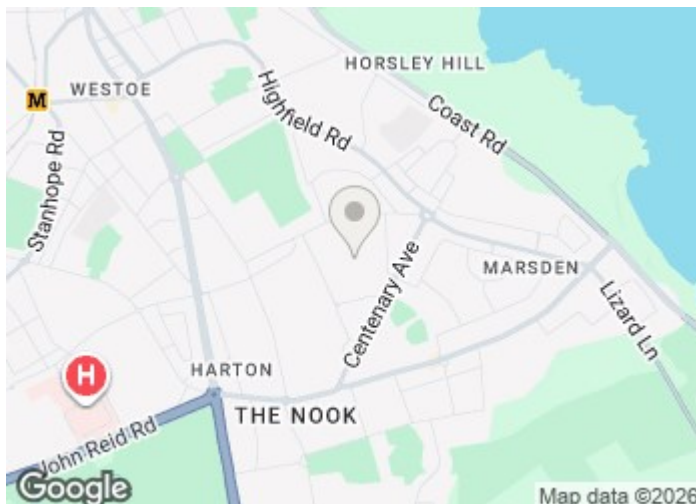
Bathroom

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.

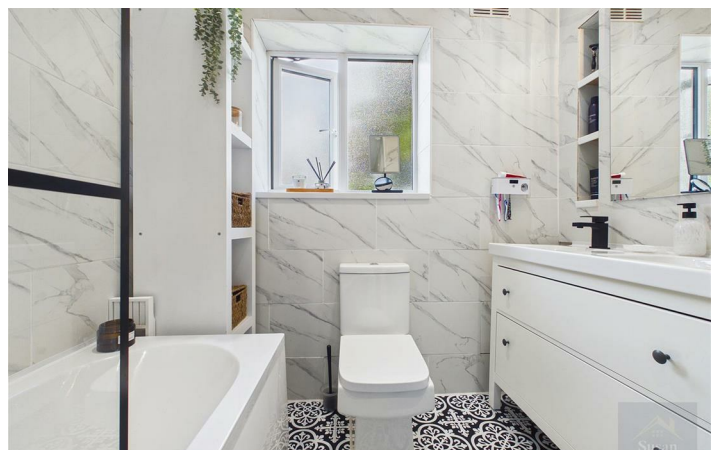
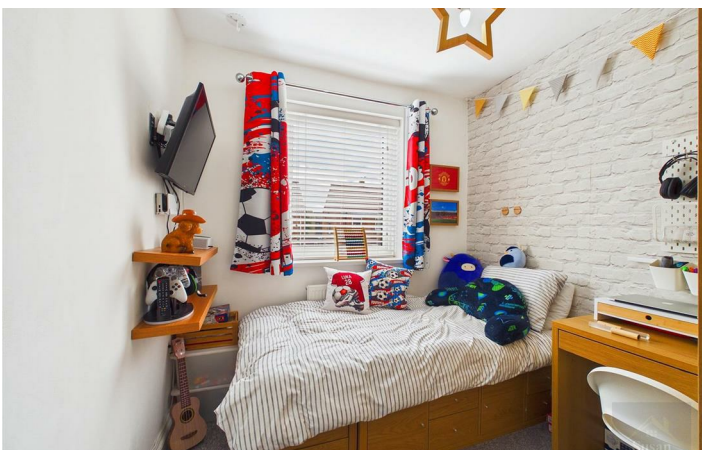
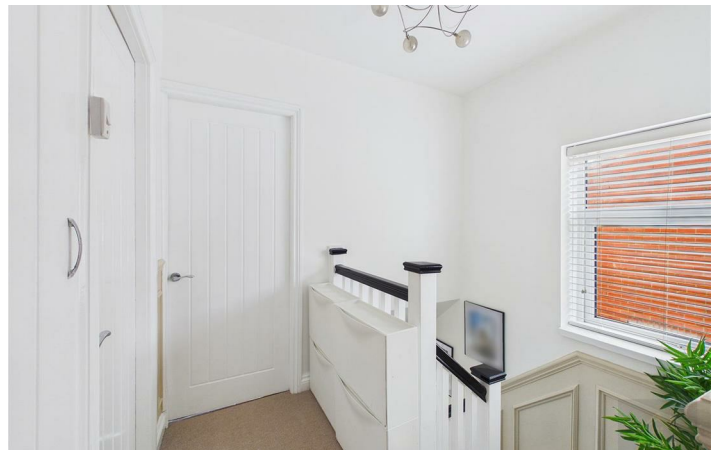
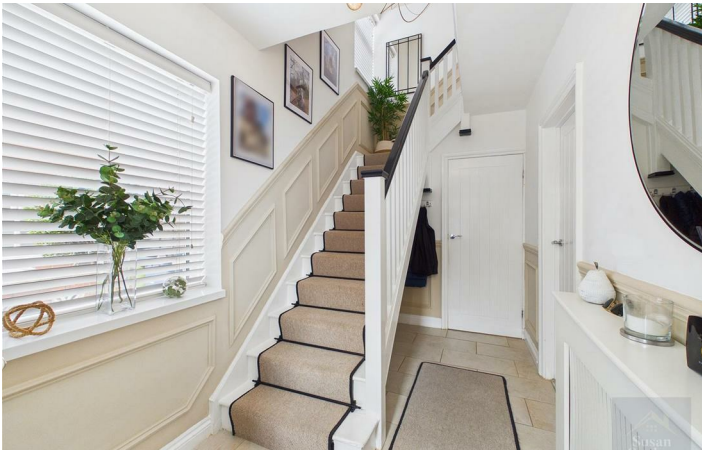
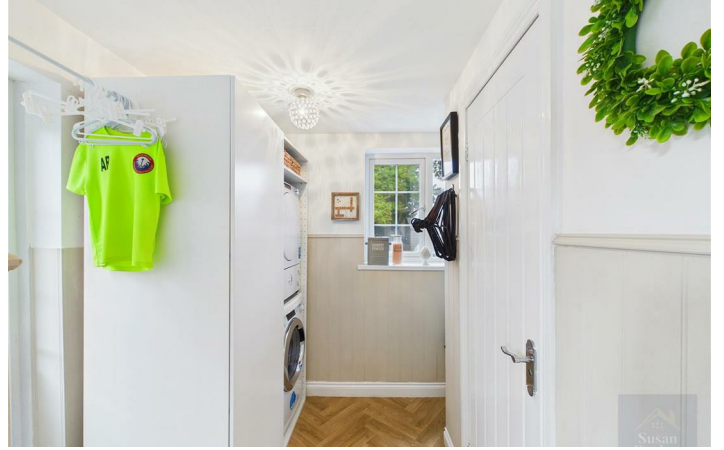
External

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



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