



- GAS CONDENSING COMBINATION BOILER
- REFITTED KITCHEN WITH BUILT IN APPLIANCES
- WHITE COLOURED BATHROOM SUITE WITH COMBI SHOWER OVER BATH
- GOOD DECORATIVE ORDER THROUGHOUT
- OCCUPYING A LARGE CORNER SITE
- LANDSCAPED GARDENS
- UPVC FRAMED SEALED UNIT DOUBLE GLAZING INC FRONT & BACK DOORS
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND: A



A semi detached house which is pleasantly positioned overlooking an open green to the front and occupying a corner site. This property offers excellent value, it has been improved and upgraded by the present owners and an internal inspection is essential in order to fully appreciate it's many attributes.



Essex Gardens lies on the Southern outskirts of South Shields being within a short walk of the Leas/sea front, there is a regular bus route to the town centre where a full range of shops and facilities may be found. For schools in the area contact: www.southtyneside.info.

The property benefits from the following accommodation:

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

With UPVC framed double glazed front door, ceramic tiled floor, radiator.

LIVING ROOM

5.80m x 2.99m

With staircase to first floor, solid wood panelled floor, t.v. aerial point, wall mounted electric fire, double radiator, t.v. aerial point, opening to dining room.

DINING ROOM

3.02m x 2.74m

With wood panelled floor, double radiator.

KITCHEN

3.09m x 2.61m

With a range of fitted wall and floor units with laminated worktops, incorporating a ceramic tiled floor, an inset sink unit with mixer tap, plumbing for automatic washing machine, electric oven, gas hob with extractor fan and light above, cupboard containing gas condensing combination boiler for heating the domestic hot water and central heating systems, integrated dishwasher, UPVC framed double glazed door leading to the rear garden, fan assisted skirting radiator.

FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

4.79m x 2.99m

With laminated floor covering, double radiator, storage cupboard/wardrobe.

BEDROOM 2 (REAR)

3.05m x 2.75m

With access to loft via a retracting ladder, fitted wardrobe, radiator.

BATHROOM

2.59m x 2.11m

With a white coloured suite with chrome fittings comprising of panelled bath with shower mixer over and additional electric shower, pedestal washbasin, low level w.c. ceramic tiled walls and floor, vinyl panelled ceiling, shelved storage cupboard, chrome ladder style heated towel rail.

OUTSIDE

FRONT

There is a walled and partially screen fenced garden set to lawn with borders, there is a patio area to the side of the property and a gate leading to the rear garden.

REAR GARDEN

Which has been screen fenced and landscaped including lawn and borders, there is an ornamental pond, patio area, two brick built stores, aluminium framed greenhouse, cold water tap.

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Price: £132500

**144/146 Fowler Street South Shields
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