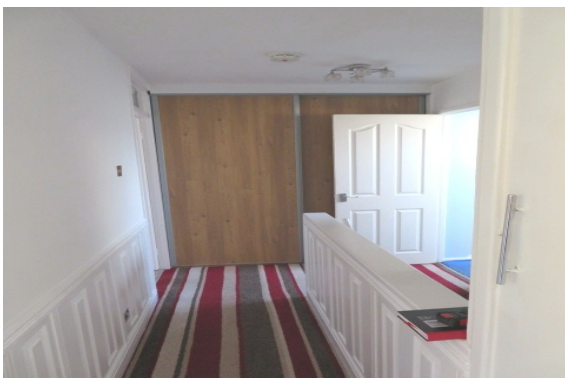




- PUBLIC NOTICE: 47 WAVERDALE WAY, SOUTH SHIELDS, TYNE & WEAR, NE33 4SJ. WE ARE ACTING IN THE SALE OF THE ABOVE PROPERTY AND HAVE RECEIVED AN OFFER OF £100,000. ANY INTERESTED PARTIES MUST SUBMIT ANY HIGHER OFFERS IN WRITING TO THE SELLING AGENTS BEFORE A
- IMMEDIATE VACANT POSSESSION/GOOD DECORATIVE ORDER THROUGHOUT
- UPVC FRAMED DOUBLE GLAZED CONSERVATORY
- UPVC FRAMED DOUBLE GLAZING INC FRONT & BACK DOORS
- FITTED KITCHEN WITH BUILT IN APPLIANCES
- WHITE COLOURED BATHROOM WITH ELECTRIC SHOWER
- OFF ROAD PARKING
- COUNCIL TAX BAND: B
- TENURE: WE ARE INFORMED BY THE VENDORS THAT THE PROPERTY IS FREEHOLD
- EPC RATING: D



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A three bedroom semi detached house which is being offered for sale at an extremely attractive price. It would make a superb family home, yet is within easy reach of a young family. This property is ready to move into and an internal inspection is well recommended.

Waverdale Way lies within easy reach of all amenities, 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](http://www.southtyneside.info)

The property benefits from the following accommodation

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE VESTIBULE**

With composite double glazed front door, oak flooring, storage cupboard.

#### **ENTRANCE HALL**

With staircase to first floor, radiator, oak flooring, dado rail.

#### **LIVING ROOM**

**3.86m x 4.75m**

With a minster style fireplace and electric fire, understair storage cupboard, radiator, oak panelled flooring, corniced ceiling, UPVC framed sliding patio doors leading to the conservatory, double doors leading to the front living room.

#### **FRONT LIVING ROOM**

**5.12m x 2.58m**

With oak panelled floor, bow window overlooking the front garden, double radiator.

#### **CONSERVATORY**

**2.47m x 2.75m**

Which is UPVC framed and double glazed, door leading to garden, oak panelled floor.

#### **KITCHEN**

**2.90m x 2.02m**

With a range of fitted wall and floor units with laminated worktops, ceramic tiled walls, incorporating an inset sink unit with mixer tap, an electric oven, microwave, gas hob and concealed extractor fan with light above, fridge freezer, UPVC framed double glazed door leading to the rear garden, cupboard containing Gloworm gas boiler for heating the domestic hot water and central heating systems, ceramic tiled floor.

### **FIRST FLOOR**

#### **LANDING**

With fitted storage cupboards with sliding doors, additional cupboard.

#### **BEDROOM 1 (REAR)**

**3.22m x 2.64m**

With radiator, laminated floor covering, fitted wardrobe.

#### **BEDROOM 2 (REAR)**

**2.89m x 2.68m**

With access to loft, laminated floor covering, radiator.

### **BEDROOM 3 (FRONT)**

**2.58m x 2.68m (maximum measurements sloping ceiling)**

With Velux double glazed roof window, radiator.

### **BATHROOM**

**2m x 1.68m**

With a white coloured suite comprising panelled bath with electric shower over and glazed side splash panel, vanity unit with washbasin and cupboard below, low level w.c. ceramic tiled floor, vinyl panelled walls and ceiling, ceiling spotlights.

### **OUTSIDE**

#### **FRONT**

There is a walled and wrought iron fenced garden which has been block paved, there is a parking bay for 1 car.

#### **REAR**

There is a screen fenced and paved garden with raised flowerbeds, rear access.

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Price: £100000

144/146 Fowler Street South Shields  
Tyne & Wear  
NE33 1PZ

Moody & Co  
Sales: 0191 4271414  
Rentals: 0191 4270335