



Fern Avenue North Shields

An outstanding, double fronted, semi-detached bungalow, on this sought after street. Substantially extended and updated throughout, offering spacious and versatile accommodation, all on one floor!

Stylish vestibule and hallway, wood floors, front lounge with feature bay window, shutters and attractive feature fireplace with gas, coal effect fire. Fabulous, extended, open plan dining kitchen and garden room, the kitchen is fitted with a stunning, high gloss range of units and integrated appliances. The kitchen flows beautifully into the dining area and garden room with French doors opening out to the rear garden. Three double bedrooms, two with fitted wardrobes and the principle bedroom with feature bay window and shutters. Luxurious family bathroom with walk in shower cubicle and Jacuzzi bath. Fabulous rear garden with summerhouse, resin patio, additional patio, artificial lawn and well stocked borders. Spacious driveway with parking for at least two cars. Owned solar panels providing energy efficiency to the bungalow, there is also spray foam insulation to the loft with a guarantee in place.

£285,000

ROOK
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SAYER

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Composite Entrance Door to:

VESTIBULE: radiator, through to:

ENTRANCE HALLWAY: wood flooring, radiator, bi-fold doors through to:

LOUNGE: (front): 16'1 x 11'4, (4.90m x 3.45m), a beautiful, light and airy front room with measurements into alcoves and feature double glazed bay window, window shutters, radiator, wall lights, attractive feature fireplace, gas, coal effect fire

DINING KITCHEN: (rear): 15'6 x 8'9, (4.72m x 2.67m), stunning, high gloss kitchen, incorporating a range of, base, wall and drawer units, high gloss worktops, integrated electric oven, microwave, gas hob, cooker hood, integrated dishwasher, brick effect tiling, one and a half bowl sink unit with mixer taps, triple glazed window, plumbed for automatic washing machine, spotlights to ceiling, oak flooring, open through to:

GARDEN ROOM/ORANGERY: 15'5 x 11'2, (4.70m x 3.40m), oak flooring, three triple glazed windows, triple glazed French doors out to the rear garden, recessed spots, vertical radiator



BEDROOM ONE: (front): 16'2 x 9'4, (4.93m x 2.84m), with measurements into double glazed feature bay window with shutters and excluding depth of fitted wardrobes, providing ample hanging and storage space

BEDROOM TWO: (rear): 14'7 x 9'1, (4.45m x 2.77m), wood effect laminate flooring, fitted window shutters, fitted wardrobes, radiator

BEDROOM THREE: (rear): 11'1 x 8'1, (3.38m x 2.46m), radiator, double glazed window with shutter

BATHROOM: 10'7 x 5'5, (3.22m x 1.65m), luxurious, re-fitted bathroom, comprising of, Jacuzzi bath with hot and cold mixer taps and shower spray, walk in shower cubicle with Victorian style large forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, modern panelling to walls, cast iron, Victorian style radiator, panelled ceiling with spotlights, double glazed window

EXTERNALLY: Beautiful, enclosed rear garden with paved patio, resin patio, artificial lawn, large summerhouse, borders, outside tap, fencing. Front driveway with parking for at least two cars

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: TBC

WB2394.AI.DB.30/03/24.V.3





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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