



Basil Way

South Shields NE34 8UF

Located on the popular Holder House Estate, this three-bedroom property offers well-proportioned accommodation with a number of recent improvements, including new windows installed within the last two years, a new boiler fitted approximately one year ago, and new flooring throughout.

The ground floor comprises an entrance porch leading into a spacious open-plan lounge and dining area. The lounge features a bay window, feature fireplace with gas fire, and stairs rising to the first floor, while the dining area provides access to a useful under-stairs storage cupboard, the kitchen, and double-glazed French doors opening onto the rear garden. The kitchen requires updating and offers wood-effect wall and base units, plumbing for a washing machine, space for freestanding appliances, and a glazed door to the rear garden.

To the first floor, there are three bedrooms comprising two doubles and a single, all finished with neutral décor and new carpet flooring, along with a family bathroom fitted with a three-piece suite.

Externally, the property benefits from gardens to both front and rear. The rear garden includes raised bedding areas, a block-paved footpath, and gated access. There are also foundations already in place with planning permission granted for a garage, offering potential for future development.

£175,000

112 Basil Way

South Shields NE34 8UF



- FREEHOLD
- PLANNING PERMISSION FOR A GARAGE WITH FOUNDATIONS ALREADY IN PLACE
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- MID TERRACED PROPERTY
- NEW FLOORING THROUGHOUT
- EPC TO FOLLOW
- THREE BEDROOMS
- COUNCIL TAX BAND B

Porch

Accessed via a uPVC entrance door, the porch features neutral décor and wood-effect laminate flooring. A glazed internal door leads through to the lounge.

Lounge

A spacious open-plan lounge flowing into the dining room, featuring neutral décor and brand-new carpet flooring. A large bay window provides an abundance of natural light, while a sandstone fireplace with marble hearth and gas fire creates an attractive focal point. Additional features include a radiator and stairs rising to the first floor.

Dining Room

Open plan from the lounge, the dining area continues the neutral décor and benefits from the same brand-new carpet flooring. Offering ample space for a family dining table, it provides an ideal setting for both everyday meals and entertaining. The room also features a useful under-stairs storage cupboard, access to the kitchen, and double-glazed French doors leading out to the rear garden.

Kitchen

The kitchen does require updating but currently comprises wood-effect wall and base units with neutral décor. A new grey vinyl flooring will be fitted. The space offers plumbing for a washing machine, as well as provision for an electric cooker and a fridge/freezer. A glazed uPVC door provides access to the rear garden.

First Floor Landing

Finished with neutral décor and brand-new carpet flooring, providing access to three bedrooms and the bathroom.

Bedroom

A front-aspect double bedroom featuring neutral décor and brand-new carpet flooring. The room benefits from a built-in storage cupboard, UPVC window, and radiator.

Bedroom

A rear-aspect double bedroom featuring neutral décor and brand-new carpet flooring. The room benefits from a UPVC window and radiator.

Bedroom

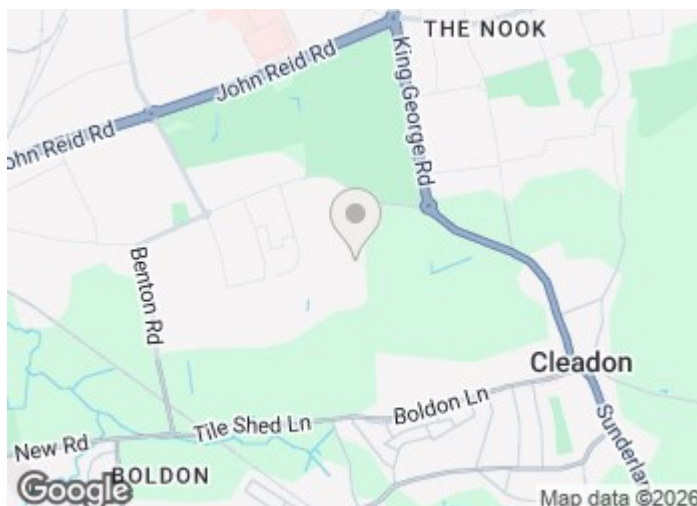
A front-aspect single bedroom featuring neutral décor and brand-new carpet flooring. The room benefits from a built-in storage cupboard, UPVC window, and radiator.

Bathroom

Partially tiled walls with wood-effect vinyl flooring. The three-piece suite comprises a WC, pedestal wash hand basin, and a panelled bath with mixer tap and electric shower over. The room also benefits from a UPVC window and radiator.

External

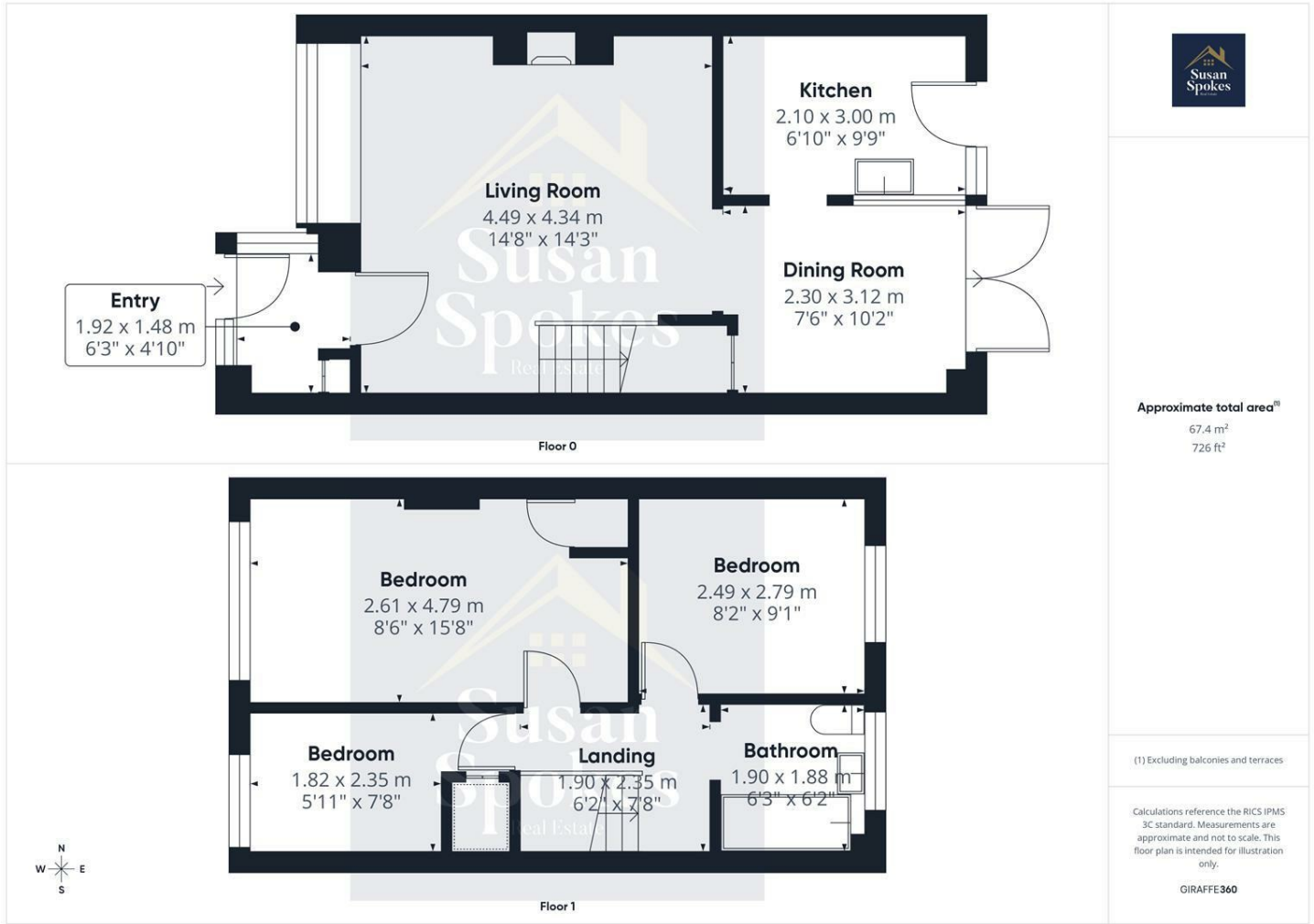
To the rear, the garden features a raised bedding area, block-paved footpath, and gated access. There are also foundations in place for a garage, along with a shed providing additional storage. To the front, the property benefits from a lawned garden with a footpath leading to the entrance.



Directions



Floor Plan



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