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**ColinLilley**  
ESTATE AGENTS



## 29 Broughton Road, South Shields - £119,950

Centrally located for all the town centre facilities and also the coast, this Mid Terraced House offers a blank canvas for the buyer looking for well proportioned family accommodation. There are three bedrooms, a front lounge and large rear lounge diner, fitted kitchen and modern bathroom with shower over the bath. Benefits include laminate floors, neutral decor, gas central heating, double glazing, rear yard with car parking and No Onward Chain. Sensibly priced, viewing a must! EPC D

## Entrance hall

With stairs to the first floor, laminate floor

## Living room 4.93 x 3.38 (16'2" x 11'1")

To the front with bay window, laminate floor and radiator, double doors to

## Rear lounge dining room 4.89 x 4.73 (16'1" x 15'6")

Across the rear of the home, this is a well proportioned room with laminate floor, large built in cupboard and radiator

## Kitchen 3.63 x 2.75 (11'11" x 9'0")

A range of wall, base units and work surfaces with sink unit, gas hob with oven under, tiled splash backs, space for appliances, spot lights, laminate floor and radiator

## Lobby

Boiler cupboard

## Bathroom

White bathroom suite of bath with electric shower over and shower screen, wash basin and WC, clad walls and tiled floors, clad ceiling, spot lights and radiator

## First floor

Landing with built in cupboard

## Bedroom 4.73 x 4.15 (15'6" x 13'7")

Bay window, laminate floor and radiator

## Bedroom 4.70 x 2.66 (15'5" x 8'9")

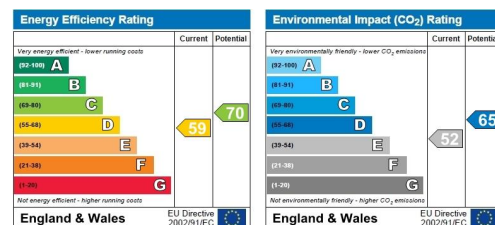
Laminate floor and radiator

## Bedroom 4.70 x 2.35 (15'5" x 7'9")

Laminate floor and radiator

## External

Garden to the front whilst to the rear is an enclosed yard with up and over garage door for car access.



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