



9 Seton Avenue (E)

South Shields
Tyne And Wear
NE34 9RL

£795 pcm

Semi Detached House
Three Bedrooms
Driveway to Front
Recently Refurbished Throughout
Ideal Family Home
Available Immediately





Safe and Secure welcome to the rental market this three bedroom semi-detached house, available immediately on an unfurnished basis. Situated on Seton Avenue, in the popular area of South Shields, the sizable property would make an excellent family home.

Briefly comprising of: an entrance hall, lounge, kitchen, three spacious bedrooms, family bathroom and separate WC, paved garden to rear and driveway to front.

If you are interested please give our office a call on 0191 385 4477.

ENTRANCE HALL

Double glazed entrance door.

LOUNGE

19' 0" x 10' 2" (5.8m x 3.1m) Double glazed bay window to front and double glazed window to rear and radiator.

KITCHEN

19' 0" x 10' 5" (5.8m x 3.2m) Fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven and hob with extractor hood over, space for washing machine, radiator, double glazed window to rear and double glazed door to rear.

FIRST FLOOR LANDING

Access to loft space.



MASTER BEDROOM

13' 1" x 8' 2" (4.0m x 2.5m) Double glazed window to front and radiator.

BEDROOM 2

13' 9" x 10' 5" (4.2m x 3.2m) Double glazed window to front and radiator.

BEDROOM 3

8' 10" x 7' 6" (2.7m x 2.3m) Double glazed window to rear and radiator.

BATHROOM

White two piece suite comprising of a panelled bath with shower over, vanity sink unit, heated towel rail, double glazed window to rear and extractor fan.

SEPERATE WC

Low level WC

FRONT GARDEN

Laid mainly to lawn and driveway enclosed by fenced boundaries.

REAR GARDEN

Paved area enclosed by fenced boundaries.



**Local Authority
Council Tax Band
EPC Rating**

TBC



Houghton Le Spring
24-25 Westbourne Terrace
Houghton Le Spring
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.