



- Two Receptions
- Popular Location
- Three Bedrooms
- Private Yard To Rear

## 44 Oxford Avenue, South Shields, NE33 4TP

£159,995

Browns are delighted to offer to the market this sensibly priced, 3 bedroom family house in a good location. Close to local metro and bus links to South Shields Town Centre, South Shields Coast, Newcastle and Sunderland. Close to local amenities and Mortimer Primary and secondary Schools. A mix of modern and traditional, the property benefits from a good layout, good sized rooms, good location and has the potential to be a forever home with adjustments to make the property your own, which is reflected in the price.





## Property Description

### HALLWAY

Good sized hallway with wood flooring, carpet runner on the stairs- over wood flooring which can be easily removed

The split level landing at the top of the stairs is a great feature with archway to the bathroom and a sky light flooding the hallway with light

### LIVING ROOM

A large living room with a large bay window framed with modern yet traditional panelling. The wood flooring, traditional fire place and wall papered walls add to this rooms twist of modern yet traditional

### DINING ROOM

Again a large room that would be great for family gatherings. Traditional coving, marble fireplace and wood flooring. Large double radiator, dual windows.

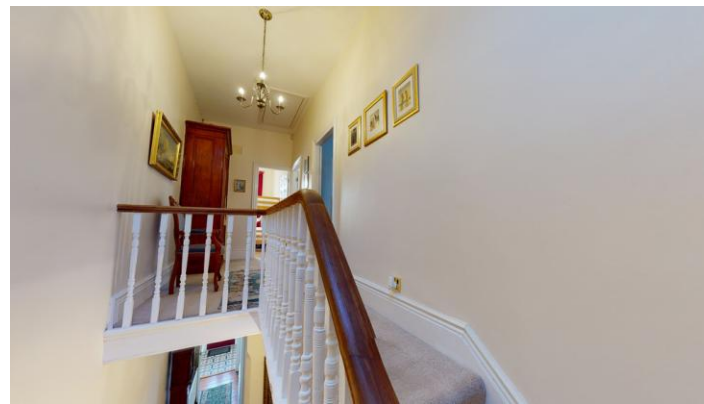
This room also has the potential to be a fourth bedroom



### KITCHEN

A good sized kitchen with wood units, black slate tiled flooring, black bench tops, black splash back, black extractor unit. Wall units fitted with lights and extra lights added above the sink for an extra feature. The kitchen also has the benefit of an integrated dish washer





### **UTILITY ROOM**

A large utility with white fitted units, sink, access to rear yard. It houses the washing machine and extra fridge for those bigger families

### **BATHROOM**

huge bathroom, fully tiled, corner bath with seat, double shower and dual aspect windows



### **TOILET**

Separate toilet, half tiled

### **MASTER BEDROOM**

located to the front of the house is the master bedroom - a double bedroom with fitted mirrored wardrobes, wall papered walls and rust carpet

### **BEDROOM**

Located to the rear of the house - a double bedroom with wall papered walls, large alcoves that currently house the wardrobes and cream carpet



### **BEDROOM**

located the front of the house, the third bedroom is bright and airy. Currently being used as a bedroom/office. Laminate flooring and wall papered walls

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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.