



MICHAEL HODGSON

estate agents & chartered surveyors





## FENWICK AVENUE, SOUTH SHIELDS

£675,000

Stamp Duty Paid For Primary Residence.....Planning Permission Granted.....If your looking for a superb home with business opportunities or to accommodate a large generational family then 39-41 Fenwick Avenue could meet those needs. Situated in this convenient location for access in or away from town, Metro and Tesco store, on offer are approximately 3300 square feet of beautifully appointed accommodation and work space. Planning has been granted to build an additional four bedroom home in place of the attached salon/workspace. although this could easily be scaled down to a smaller house/bungalow or offer conversion of the existing premises to a granny annexe. The home has six bedrooms, two large reception rooms, a beautiful NB Interiors fitted kitchen, a family bathroom and en suite shower for the main bedroom. Superbly well appointed and with South aspect private large gardens, ample off street parking and a large garage, serious consideration should be given to the opportunities this home, garden and buildings provide.



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### ENTRANCE HALL

Hall with stairs to the first floor, two built in cupboards, radiator

### CLOAKS WC

Vanity unit housing a wash basin, WC

### LIVING ROOM

A superb sized room with two bow windows and twin French door to the kitchen family room, three column style radiators

### DINING ROOM

Bay window and column radiator

### KITCHEN DINER FAMILY

This fantastic South aspect room is the hub of the home with a full living space with French doors to the garden and designer radiators. The room opens to the kitchen area with breakfasting island unit and granite work surfaces. There's a full range of wall, base units and granite work surfaces all installed by NB Interiors and housing a sink unit with mixer tap, in the breakfasting island is an induction hob with extractor over, integrated appliances include a double oven, dishwasher, microwave, door to the garden and a column style radiator

### UTILITY

Fitted with wall, base units and work surfaces housing a sink unit, space for appliances, tiled floor

### FIRST FLOOR

Landing with return stairs to the second floor

### BEDROOM 1

The main bedroom is a superb size and has wardrobes with sliding doors, radiator

### ENSUITE

Walk in wet shower area with feature glass brick wall. There is a drencher shower head and hair washing shower, vanity unit with wash basin, WC, tiled walls and floor, designer towel radiator

### BEDROOM 2

Wardrobes with sliding doors, radiator

### BEDROOM 3

Radiator

### BEDROOM 4

radiator

### BATHROOM

The family bathroom is a treat with a corner Jacuzzi spa bath with inset shower, lighting and radio. There are his and hers twin wash basins with mist free mirrors, WC, tiled walls and floor, column radiator with mirrored front.

### SECOND FLOOR

The landing makes a great home office space with light via a velux window

### BEDROOM 5

Dormer window and velux skylight, spot light, eaves

### BEDROOM 6

Dormer window and velux sky light, spot lights and a radiator

### 41 FENWICK AVENUE

The attached salon has planning submitted for the erection of a four bedroom house. There is superb potential though to have a home working salon/office or shop or conversion (subject to planning) to a granny annex or even a smaller home ie a bungalow which would then have great off street access and also gardens. EPC C

### SALON

The main salon currently has five cutting stations and two hair washing stations, laminate floor and opens to a nail bar/reception area. There are two treatment rooms

### TREATMENT ROOM 1

### TREATMENT ROOM 2

### STAFF KITCHEN

With base units and work tops with a sink unit, tiled walls and a laminate floor

### WC

WC and wash basin

### GARAGE

The garage for no 39 is detached and at the end of a long and wide block paved drive that provides multi vehicle parking options. The garage is one and a half length space with powered roller door and a courtesy door.

### EXTERNAL

Superb South aspect rear enclosed gardens with lawns, two pergolas with block paved patio area and decking. Gravel areas for ease of maintenance and mature borders. The wide front garden encompasses the drive and has raised beds and gravel areas offering scope for additional vehicle parking if required.

# M I C H A E L   H O D G S O N

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