



41 West Avenue

, South Shields, NE34 6BQ

Offers Around £269,950



Offering great scope to develop and requiring some works of modernisation and improvement we are delighted to offer this Semi Detached Home with West aspect rear gardens. On a large mature plot and with a double garage to the rear off Lascelles Avenue, the home offers great scope, subject to consents, to extend and upgrade for a family buyer. There is a lounge and dining room, kitchen, the three bedrooms, bathroom and separate WC. Benefits include gas central heating, double glazing, superb gardens and the large double garage with electric roller door. Viewing a must



Entrance hall

Stairs to the first floor, built in cupboard, radiator

Living room

To the rear with patio door to the garden, polished stone fire surround with gas fire, arch to

Dining room

To the front of the home with bay window and radiator

Kitchen

Fitted with wall, base units and work surfaces housing a sink unit, electric hob with oven under and filter hood over, tiled walls and floor, central heating boiler, space for appliances

First floor

Landing

Bedroom 1

Radiator

Bedroom 2

Fitted wardrobes and storage, radiator

Bedroom 3

Radiator

Bathroom

Bath with mixer shower tap, wash basin, tiled walls and a radiator

Separate WC

WC and tiled walls

Double garage

Set to the rear of the garden plot and accessed from Lascelles Avenue, a double garage with electric roller door, power, light and courtesy door to the garden. There is a double drive for parking

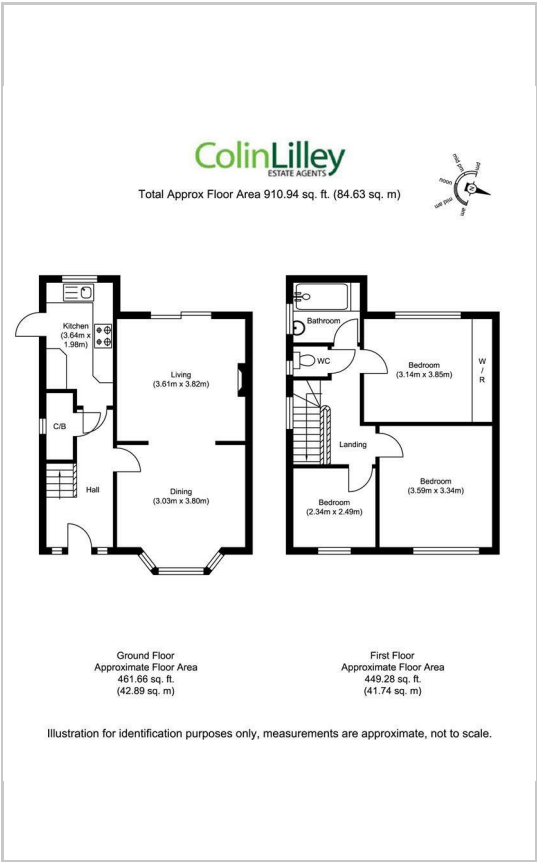
External

Garden to the front and side with paved areas, whilst the enclosed rear West aspect garden has a paved patio area, lawn and a garden shed.

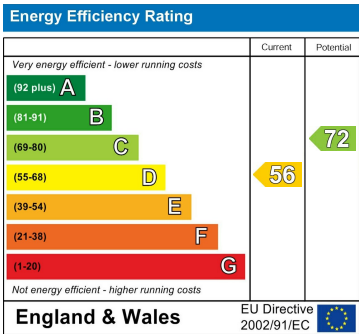
Area Map



Floor Plans



Energy Efficiency Graph



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