



57 Dame Flora Robson Avenue

, South Shields, NE34 9EE

£109,950



An ideal first time buy or buy to let investment in this convenient location for local schools and shops including Tesco and Sainsbury with Simonside Metro a 10 minute walk away, a two bedroom Mid Link Home with conservatory to the rear and ample off street parking to the front. Benefits include gas central heating and double glazing, solar panels for energy efficiency, along with a fitted kitchen diner, lounge with hardwood floor and a shower room. Opportunity exists to easily convert to three bedrooms as the layout affords this. No Onward Chain, Viewing a must. EPC C



Entrance hall

Hardwood flooring and stairs to the first floor

Living room 18'2" x 10'0" (5.53 x 3.05)

Hardwood floor, wall mounted electric fire, bow window and radiator. French doors to the conservatory

Conservatory 10'0" x 9'10" (3.06 x 3.00)

Overlooking the rear garden, door to exit, radiator

Kitchen diner 18'10" x 11'5" (5.75 x 3.48)

Fitted with wall, base units and work surfaces housing a sink unit, electric cooker with hob and double oven, filter hood over, space and plumbing for both a washer and dishwasher, breakfast bar, built in cupboard, tiled floor and two radiators

First floor

Landing with loft access, radiator

Bedroom 1 18'4" x 10'3" (5.58 x 3.13)

from front to rear with two windows allowing for a split into two rooms. Built in cupboard, radiator

Bedroom 2 12'4" x 8'5" (3.76 x 2.57)

Radiator

Shower room

Corner shower enclosure with mains shower, wash basin, tiled and clad walls, clad ceiling and spot lights, tiled floor, towel radiator

WC

Separate WC

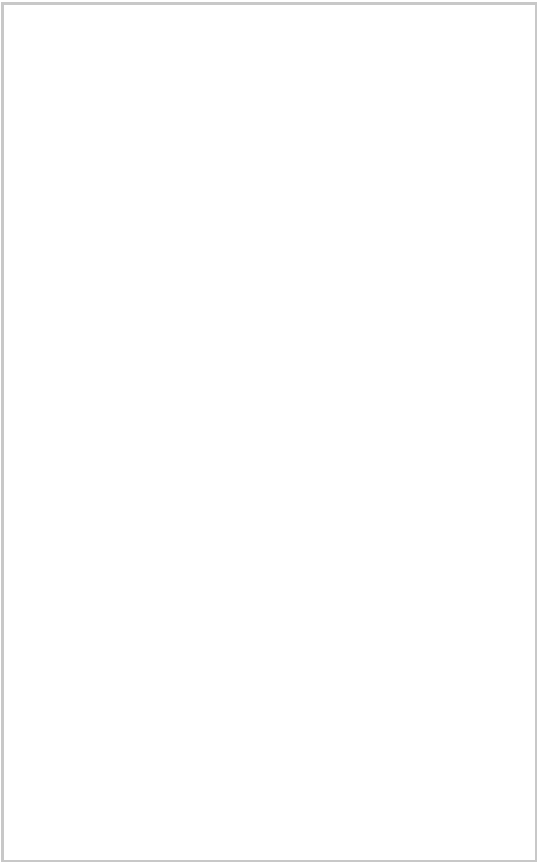
External

Full block paved drive to the front for ample off street parking. Enclosed rear patio gardens with garden shed and an external tap. For buy to let and achievable rent is circa £600 + PCM

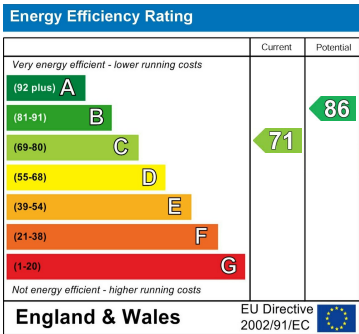
Area Map



Floor Plans



Energy Efficiency Graph



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