



## 113 Gorse Avenue

South Shields, NE34 7PR

**£147,950**



Ideal for the first timer or family buyer, a three bedroom semi detached home with southerly aspect gardens offering great sized accommodation and potential to put their stamp on it. The home has a good sized lounge and kitchen diner, is the house type with the ground floor bathroom and comes with three first floor bedrooms. Outside is a front drive and generous rear gardens with the southerly aspect. Benefits include gas central heating from a recently installed boiler, double glazing and a composite front door. Viewing a must.



## Entrance hall

Via a composite front door, stairs to the first floor with cupboard under, tiled floor and a radiator

## Living room 15'1" x 10'5" (4.60 x 3.20)

Bow window and a feature fire surround, radiator

## Kitchen diner 15'1" x 8'3" (4.60 x 2.54)

Fitted with wall and base units with work surfaces housing a sink unit, filter hood, tiled splash backs, patio door to the garden and a radiator

## Bathroom

A three piece suite comprising a bath with a mixer shower tap having both drencher and spray shower heads, shower screen. There's a wash basin and WC, tiled floor and a towel radiator

## First floor

Landing with built in cupboard, radiator

## Bedroom 1 15'1" x 10'7" (4.60 x 3.25)

Across the front of the home with a built in cupboard and a radiator

## Bedroom 2 10'5" x 9'2" (3.20 x 2.80)

Radiator

## Bedroom 3 10'5" x 6'5" (3.20 x 1.98)

Built in cupboard, radiator

## External

Front drive for off street parking and a gravel garden. To the rear is a southerly aspect garden with two sheds, hot and cold outside taps.

## Note

Freehold title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 4 Mbps, Superfast 35 Mbps, Ultrafast 1000 Mbps. Satellite/fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, EE and Three limited.

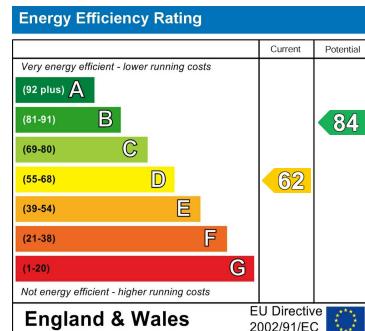
## Area Map



## Floor Plans



## Energy Efficiency Graph



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