



76 Shaw Avenue

South Shields, NE34 9ST

Offers Around £148,950



Rare to the market and with a perfect West aspect rear garden with views of grassland, this delightful semi-detached bungalow presents a rare opportunity for those seeking a comfortable and convenient home. The bungalow features a well-proportioned reception room, boasts two inviting bedrooms, a fitted kitchen and white three piece bathroom suite with shower over the bath. Offering neutrally presented décor, ready to occupy and benefitting from a recently renewed roof, double glazing, gas central heating and no onward chain. High demand anticipated, viewing a must.



Entrance hall

With a built in cupboard. The loft is accessed from the hall by a hatch and ladder, the loft having some boarding and housing the central heating boiler

Living room 13'2" x 12'6" (4.02 x 3.82)

Feature fire surround with an electric fire, radiator

Kitchen 10'9" x 9'4" (3.30 x 2.86)

Fitted with a range of wall and base units with contrasting work surfaces housing a sink unit, gas hob with oven under and filter hood over, tiled splash backs, spot lights and a radiator

Bedroom 1 12'5" x 9'10" (3.80 x 3.02)

Radiator

Bedroom 2 9'6" x 9'6" (2.91 x 2.90)

Radiator

Bathroom

A three piece suite in white comprising a bath with mixer shower over and shower screen, vanity units with wash basin and WC, partial wall tiling and a towel radiator

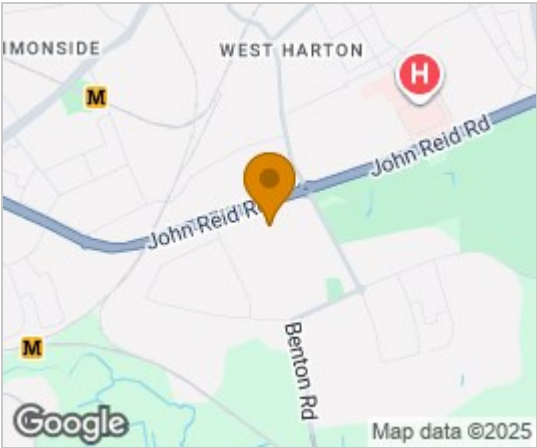
External

Front drive for off street parking and a garden area. To the rear are West aspect lawned gardens with views over grassland, concreted patio area, a garden shed and outside tap.

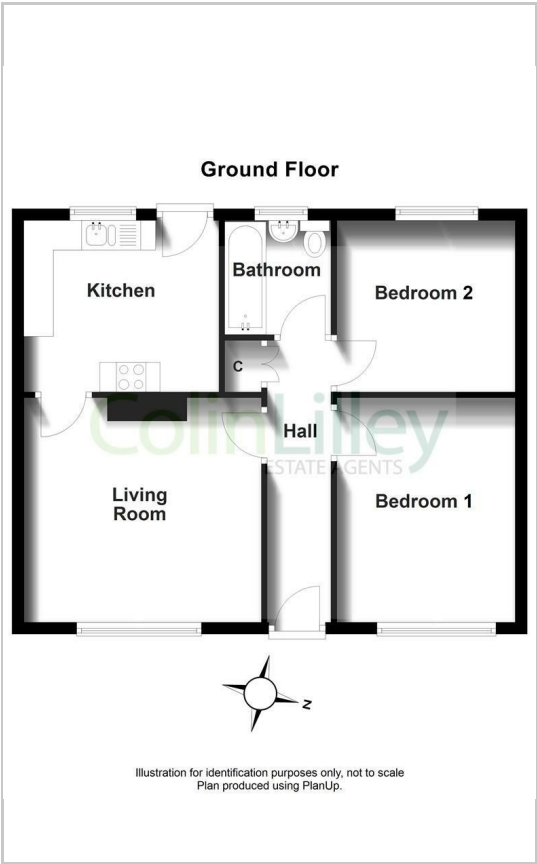
Note

Freehold Title. Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 4 Mbps, Superfast 40 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage, Vodafone likely, O2, Three and EE limited.

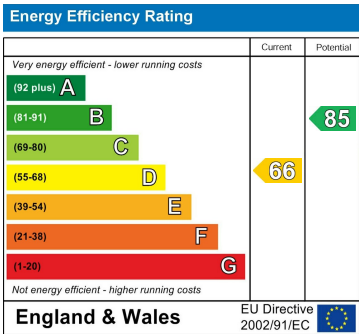
Area Map



Floor Plans



Energy Efficiency Graph



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