



44 Raphael Avenue

South Shields, NE34 8SE

£145,000



Rare to the market and with a south aspect garden, ideal for those looking to downsize or require level living, we are delighted to present this two bedroom Semi Detached Bungalow that offer scope for a buyer to personalise to their tastes and specification. The home is double glazed and centrally heated, offers a lounge, kitchen, the two bedrooms and a fully tiled bathroom with white suite and shower over the bath. Offered with no onward chain, early viewing is a must.



Entrance lobby
Built in cupboard

Living room 13'2" x 12'6" (4.02 x 3.82)
Bow window, wall hung electric fire and small built in cupboards, radiator

Kitchen 9'4" x 7'4" (2.85 x 2.24)
Fitted with wall and base units with work surfaces housing a sink, gas cooker, fridge freezer and a radiator

Rear hall
With an open storage cupboard and the door to the garden

Inner hall
I the middle of the home with access to the bedrooms and bathroom. There is a built in cupboard housing the central heating boiler

Bedroom 1 12'5" x 9'10" (3.80 x 3.02)
Large storage cupboard, free standing wardrobes, bow window and a radiator

Bedroom 2 9'6" x 9'5" (2.91 x 2.88)
Radiator

Bathroom 5'10" x 5'7" (1.80 x 1.72)
A thee piece suite comprising a bath with mixer shower over and a shower screen, wash basin and WC, tiled walls and a radiator

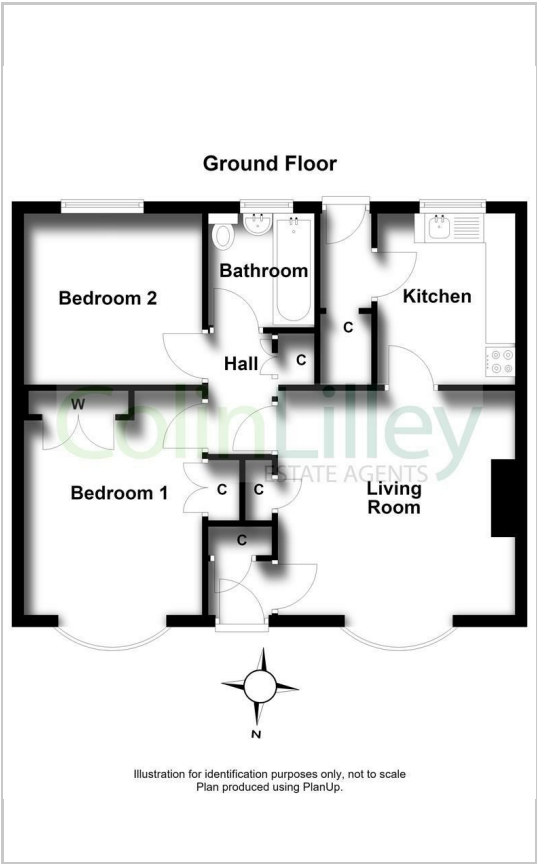
External
Gardens to both front and rear offering a good size with a south aspect rear garden and a shed.

Note
Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE Limited.

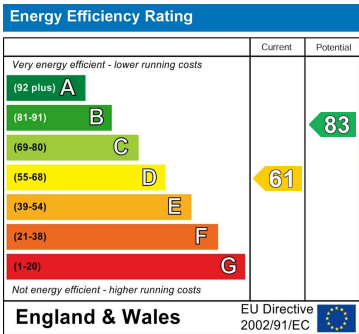
Area Map



Floor Plans



Energy Efficiency Graph



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