



## 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

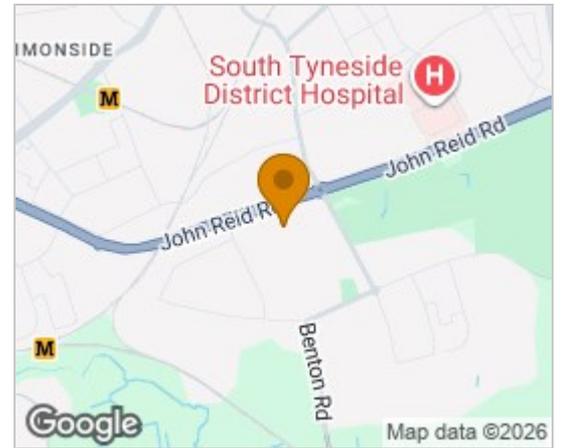
### External

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.

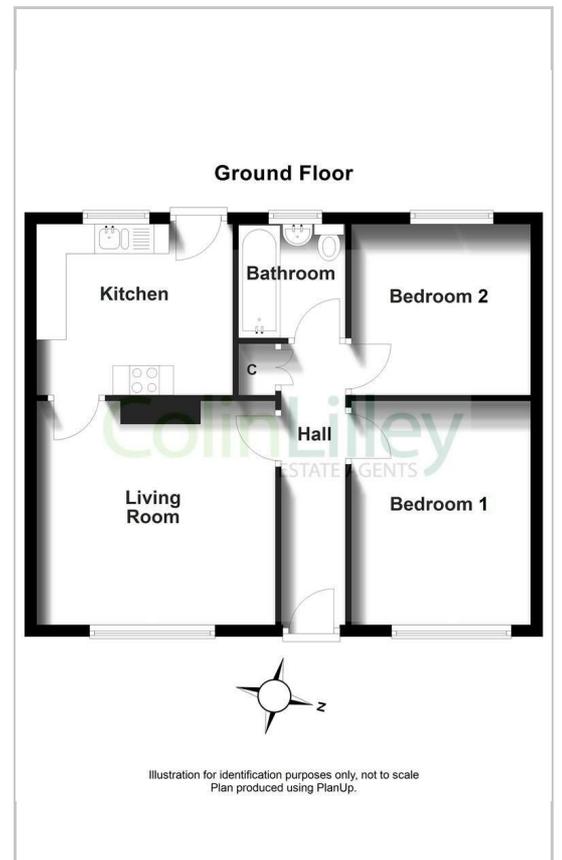
### Note

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.

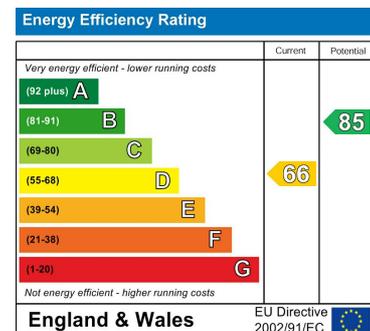
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.