



185 Bamburgh Avenue

South Shields, NE33 3HT

£328,000



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Entrance

Via a double composite door to the open plan entrance which has a central staircase in wood and chrome to the first floor landing. There is a cupboard under the stairs and open plan to the lounge diner

Living room/dining room

A super sized room from front to rear of the home with square bay window and rear picture window, spot lights and a radiator. A door leads through into the kitchen diner

Kitchen diner

Extended to the rear and with ceiling skylights, the kitchen being extensively fitted to incorporate a dining table, a range of modern gloss grey wall, base units and work tops housing a sink unit, five ring induction hob with filter hood over, double oven, microwave and coffee machine, integrated fridge freezer, granite floor tiling, spot lights and an anthracite column radiator

Shower room

A very convenient and useful ground floor shower room with double shower enclosure with mixer shower having both drencher and spray shower heads, vanity unit with wash basin, WC, granite floor tiling and a radiator

Utility kitchen

A vast utility room with a range of gloss grey kitchen units and work surfaces providing superb storage cupboard space and housing a ceramic sink unit, plumbed for appliances, and a radiator

First floor

A galleried style landing with oak doors to the rooms.

Bedroom 1

From front to rear with spot lights and radiator. The room has French doors to a balcony with superb panoramic views of the coastline and Lees, great for a morning coffee. A door leads through to:

Dressing room

A superb dressing room with radiator off the main bedroom but could be a home office, or added to the second front bedroom, or with a little thought, create a fourth bedroom. The room has loft access via a hatch and ladder with the loft having some boarding.

Bedroom 2

A good sized room with fantastic rear coastal views from the picture window, radiator

Bedroom 3

A good sized third bedroom with a radiator

Bathroom

A superb quality bathroom, with tiled walls and floor, fitted vanity units house a twin sink unit, WC, modern design roll top bath with mixer shower tap, spot lights and column style radiator

External

Double width tarmac drive with gravel garden

area providing valuable off street parking. To the rear is an enclosed garden with gravel, pond, private walled and fenced sun trap area with synthetic grass, gate to the Lees, hot and cold external taps

Note

Freehold Title. Council Tax Band B. Mains Services Connected. Flood Risk very low. Broadband Basic 7 Mbps, Superfast 74 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 and Vodafone likely. Three and EE limited.



Road Map



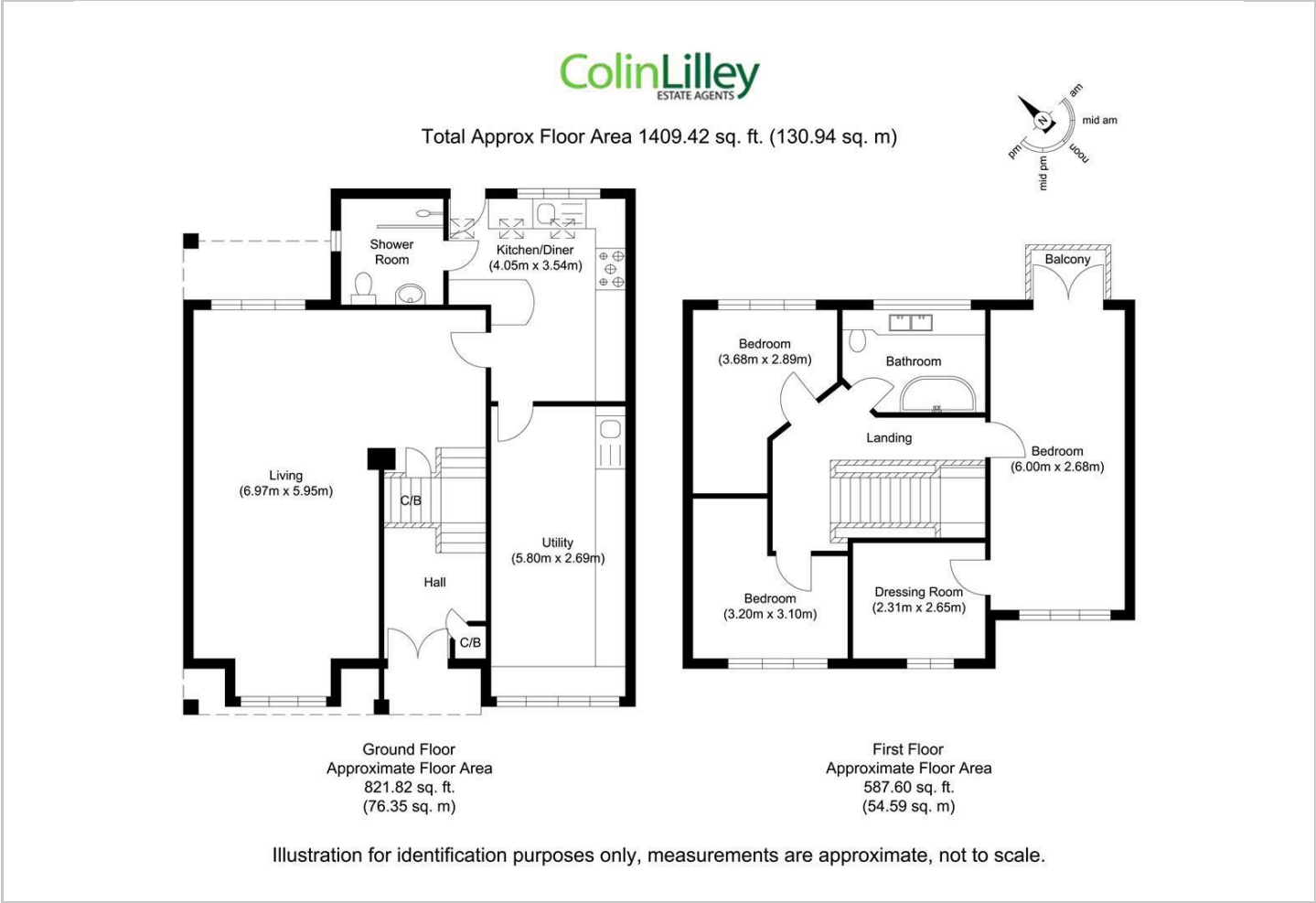
Hybrid Map



Terrain Map



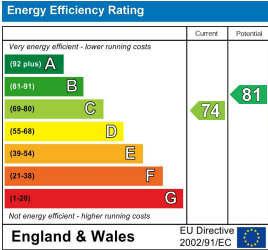
Floor Plan



Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

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.