ColinLilley
ESTATE AGENTS



41 Oak Avenue

South Shields, NE34 7NU

£145,000

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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 block paved drive and generous rear gardens with the southerly aspect that catch the summer sun. Benefits include gas central heating, double glazing, with the property having had a new roof. A great starter home and one not to be missed. No Onward Chain makes viewing a must.







Entrance lobby
Through to

Entrance hall
Stairs to the first floor, cupboard under, radiator

Living room 15'10" x 10'5" (4.85 x 3.19)
Feature fire surround with a gas fire, radiator

Kitchen breakfast room 15'10" x 10'4" max (4.85 x 3.15 max)
Wall and base units with work surfaces housing a sink unit, tiled splash backs, space for appliances, fitted cupboards with sliding doors concealing the central heating boiler, radiator

Bathroom 7'2" x 5'4" (2.20 x 1.65)
Bath with an electric shower over, wash basin and WC, tiled walls and floor, radiator

First floor
Landing with a built in cupboard. The loft is accessed from the landing via hatch and ladder.

Bedroom 1 15'10" x 10'6" (4.85 x 3.21)
Fitted wardrobes with sliding doors, built in cupboard, radiator

Bedroom 2 10'5" x 9'2" (3.18 x 2.80)
Radiator

Bedroom 3 10'5" x 6'5" (3.18 x 1.97)
Built in cupboard, radiator

External
Block paved drive to the front for off street parking and a lawned garden. To the rear is a south easterly long garden that catches the summer sun having a patio area, lawns mature planting, garden sheds and external power and water.

Note
Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 6 Mbps, Superfast 61 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, EE and Three limited

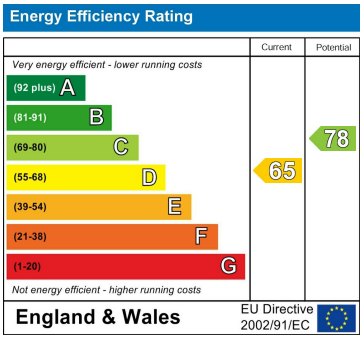
Area Map



Floor Plans



Energy Efficiency Graph



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