



52 Rubens Avenue

South Shields, NE34 8JU

£124,950



Ideal for the first time buyer, we bring to the market this Extended Mid Terraced Home with west aspect rear gardens and a drive to the front offering that bit extra space to grow your family into. On offer are two good bedrooms served by a shower room and separate WC, whilst downstairs there a front hall extension and a rear full width extension providing a second lounge area, the main lounge and a kitchen diner. Benefits include gas central heating double glazing and No Onward Chain. With a lot to offer and the extra space, viewing is essential.



Entrance hall

Stairs to the first floor, built in cupboard, tiled floor and a radiator

Living room 15'7" x 10'0" (4.75 x 3.05)

Feature fire surround with gas fire, bow window, bifold doors to the rear extension, radiator

Rear lounge 18'2" x 8'10" (5.55 x 2.70)

Extended across the rear of the home a second lounge/sun room overlooking the garden with access back to the kitchen, tiled floor and French doors to the garden, radiator

Kitchen diner 14'11" x 11'4" (4.56 x 3.46)

Fitted with wall and base units with work tops housing a sink unit, gas hob with double oven under and filter canopy over, tiled splash backs and a tiled floor, two radiators

First floor

Landing

Bedroom 1 15'7" x 10'0" (4.75 x 3.05)

A range of wardrobes and drawer units providing ample storage space, built in cupboard with the central heating boiler, two radiators

Bedroom 2 12'1" x 7'0" (3.70 x 2.15)

Fitted wardrobes and overhead storage, built in stair head cupboard, radiator

Shower room

Large shower step in shower enclosure with mixer shower, vanity unit with wash basin, clad walls, spot lights and a towel radiator

Separate WC

WC and clad walls.

External

Front garden with paved drive for off street parking. To the rear are west aspect sunny patio gardens with gravel beds, a large greenhouse and a garden shed.

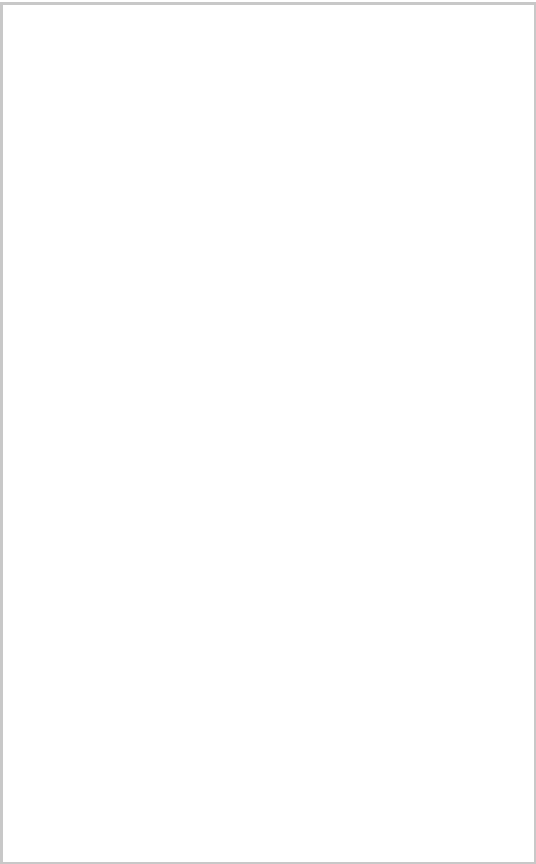
Note

Freehold Title, Council Tax Band A. Mains Services Connected, Flood Risk very low. Broadband Basic 7 Mbps, Superfast 51 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin.

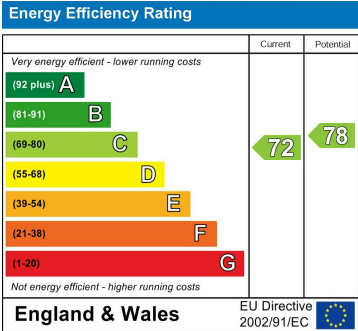
Area Map



Floor Plans



Energy Efficiency Graph



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