



169 Bamburgh Avenue

South Shields, NE34 6SS

£345,000



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Entrance Porch and Hall

Via a composite front door and through to the hall with stairs to the first floor having an understairs cupboard, engineered wood floor and a radiator

Living room

With a lovely fire surround around a log burner on a black stone hearth, bay window with radiator, engineered wood floor running through into the dining room

Dining room

Double doors to the kitchen diner, radiator

Kitchen diner

An extended L shape kitchen diner overlooking the gardens. There are granite work tops to the classic range of wall and base units housing a Belfast sink unit, range style gas cooker with filter hood over, integral washer, fridge and freezer, a dining island unit with granite tops is positioned with views through the two sets of bifold doors and there are under units lights, spot lights, granite floor tiles and a radiator.

First floor

Landing

Bedroom 1

A beautiful range of fitted wardrobes, storage and drawers by Windsor, radiator

Bedroom 2

Great views of the coastline to the rear, radiator

Bathroom

A period style bathroom, enhanced by a clear higher level window to maximise the views yet retain privacy. There's a roll top bath with mixer shower having both drencher and spray shower heads and a screen, wash basin and WC, half tiled walls and LVT floor, period style towel radiator

Box bedroom/dressing room

Bedroom 3 currently a dressing room with a velux window and ladder stair to the loft

Loft room

A great occasional loft room for hobbies or storage with velux windows to the rear to maximise the view. There are eaves cupboards for storage, spot lights and a radiator

Garage

A single garage with an electric door accessed from a recently laid resin shared drive.

External

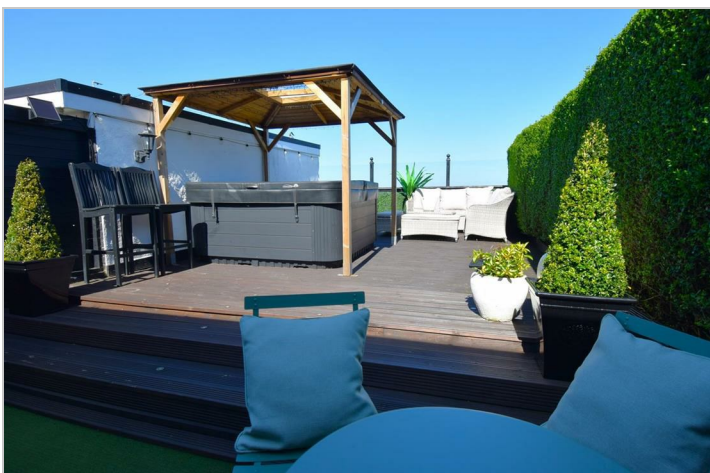
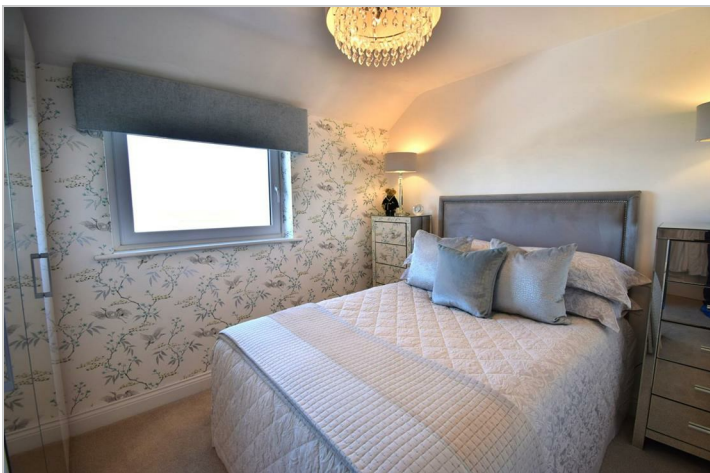
Private double width block paved drive to the front for off street parking. To the rear are enclosed raised decked gardens with pergola and seating areas in front of a timber and glazed fence to maximise the wonderful position, views and to catch some summer sun

Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk Very Low,

Tel: 01914569499

Broadband Basic 7 Mbps, Superfast 67 Mbps.
Satellite/Fibre Tv Availability BT, Sky and Virgin.
Mobile Coverage O2 and Vodafone likely, EE
and Three limited



Road Map



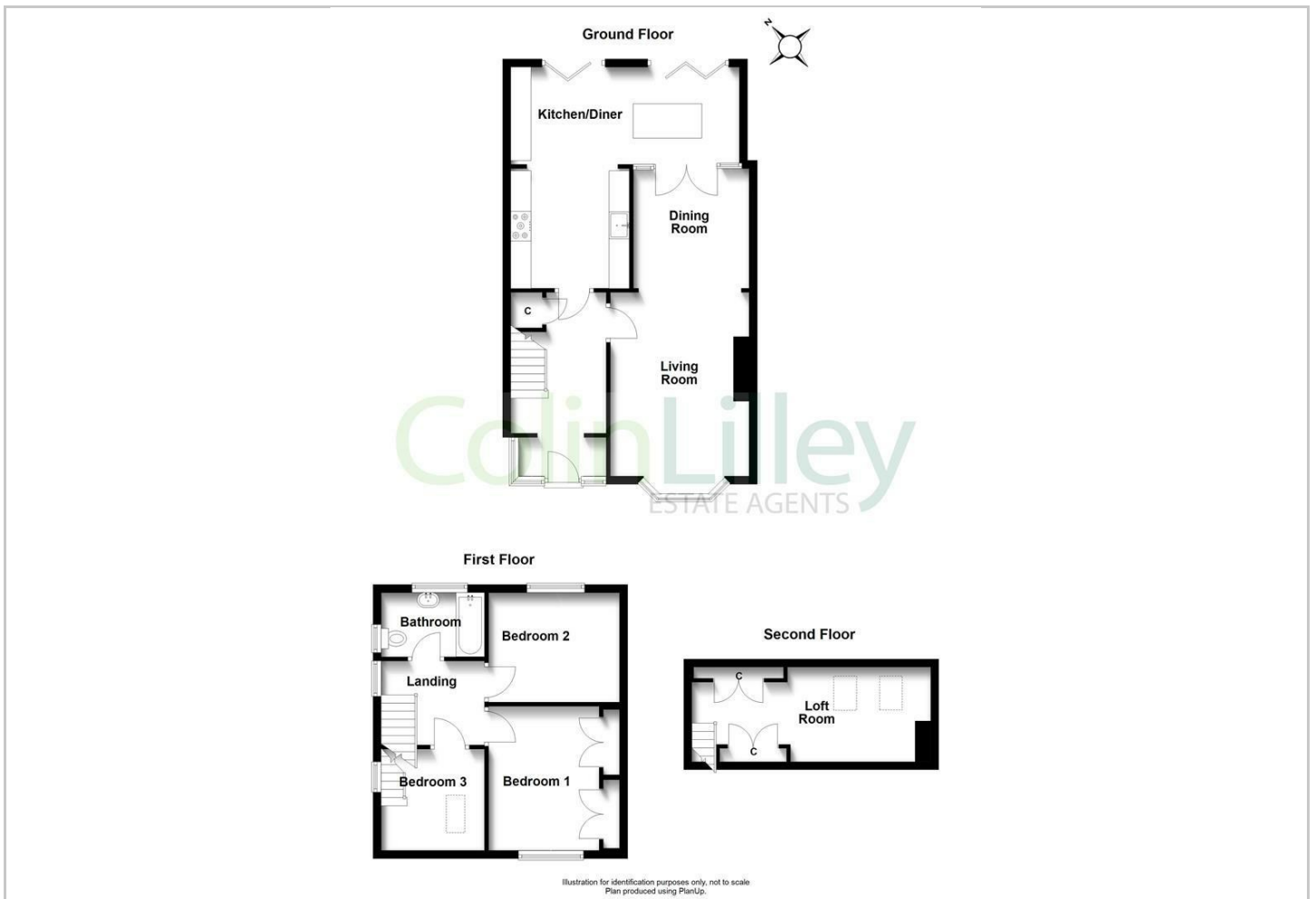
Hybrid Map



Terrain Map



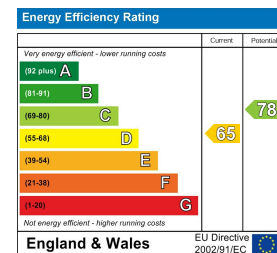
Floor Plan



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



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