



10 Larch Avenue

South Shields, NE34 7NT

£140,000



Situated in this convenient location for The Nook shops and coast, this charming semi detached house presents an excellent opportunity for those seeking a family home with great potential. Being one of the larger style with the front lounge, rear dining room and open to a kitchen breakfast room, the home comes with gas central heating and double glazing. The opportunity exist to renovate and put your own stamp on it and end up with a superb sized home in a great location. With gardens, drive and vacant possession, viewing is recommended.



Entrance hall

Via a PVCu front door, stairs to the first floor, understairs cupboard, radiator

Living room 12'11" x 12'11" (3.95 x 3.95)

Fire surround with an electric fire, wood effect floor, radiator

Dining room 9'10" x 9'10" (3.00 x 3.00)

Patio door to the rear, radiator and arch to

Kitchen breakfast room 13'1" x 9'10" (3.99 x 3.00)

Fitted with wall and base units with breakfast table area and work tops housing a sink unit, gas hob, washer and laminate floor.

First floor

Landing with built in cupboard

Bedroom 1 12'11" x 12'11" (3.95 x 3.95)

Wardrobes and overhead storage, built in cupboard and a radiator

Bedroom 2 10'3" x 9'4" (3.13 x 2.86)

Radiator

Bedroom 3 6'5" x 5'10" (1.97 x 1.80)

Radiator

Bathroom

Bath with an electric shower over, wash basin, tiled walls and a radiator.

Separate WC

WC and tiled walls

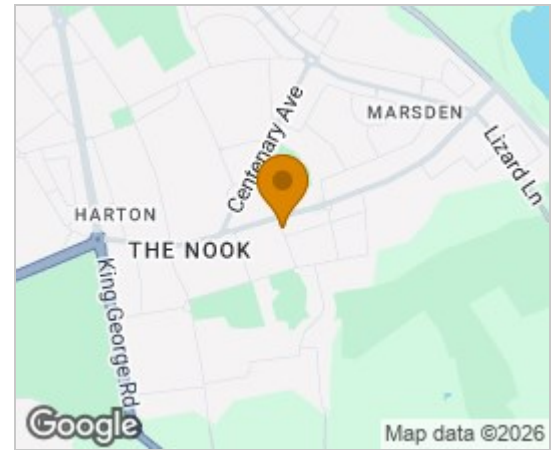
External

A block paved drive to the front allows off street parking and there is a gravel planted garden. To the rear is an enclosed garden with mature trees and concrete patio

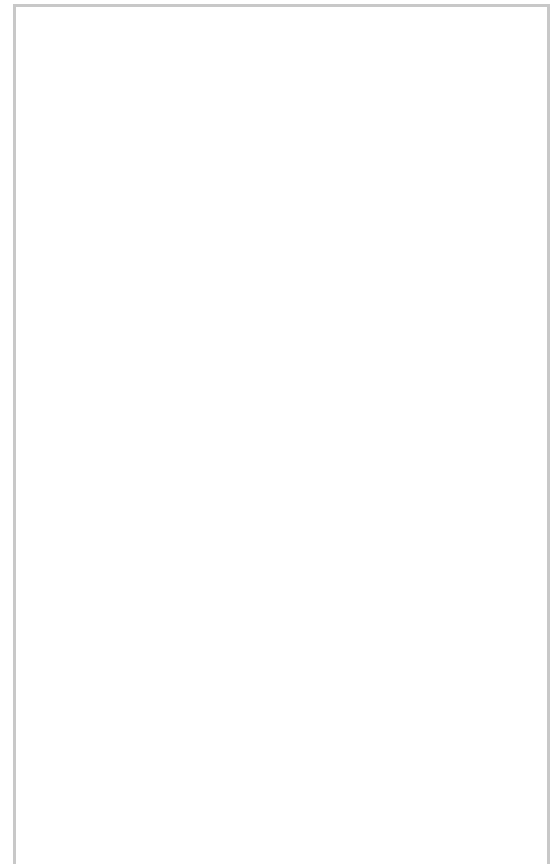
Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 6 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited.

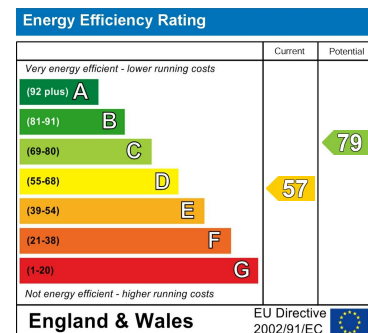
Area Map



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.