



## 5 Cleaside Avenue

South Shields, NE34 8DQ

**£350,000**



Delighted to present this versatile dormer style Semi Detached Home in this sought after location. The home offers spacious room sizes and has been well loved, comes with a ground floor bedroom and bathroom, with two further bedrooms and box room to the first floor. There's an open plan lounge diner, a fitted kitchen with stone work surfaces and an additional rear sitting or dining room. Benefits include gas central heating with the boiler having been renewed in 2021. There is double glazing, a double length garage and a block paved drive with potential for any incoming buyer to alter to their own specifications if required. Viewing a must to appreciate.



## Entrance hall

A lovely square entrance hall with stairs to the first floor, cupboard under, two additional cupboards and a radiator

## Living room

Feature stone fireplace with slate tops, bay window and a radiator, open plan through to the dining area

## Dining room

Rear bow window and a radiator

## Bathroom

A three piece suite comprising a bath with mixer shower tap and an electric shower over, shower screen, wash basin and WC, tiled walls and floor, towel radiator

## Kitchen

Fitted with a range of wall and base units with polished stone work surfaces housing an under bench sink, electric hob with filter hood over, double oven and microwave, integral fridge, built in cupboard housing the central heating boiler, spot lights, tiled splash backs and a tiled floor, radiator

## Dining/sitting room

Fitted cupboard with space for a washer, door to the garden and a radiator

## Bedroom 1

Fitted wardrobes and storage, bay window and a radiator

## First floor

Landing

## Bedroom 2

Fitted wardrobes with overhead storage, front dormer window and a radiator

## Bedroom 3

Velux window, eaves level storage, radiator

## Storage

A walk in box room ideal for storage with velux window and a radiator

## Garage 32'5" x 8'8" (9.90 x 2.65)

A double length garage with an up and over door, courtesy door, power and light.

## External

Gardens to the front with a block paved drive for at least two vehicles. To the rear are mature gardens with a patio area and a garden shed, external tap.

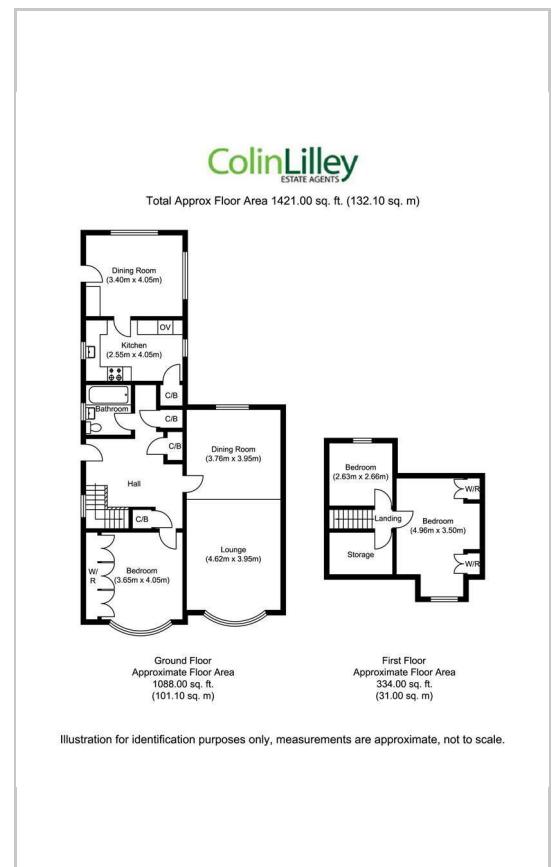
## Note

Freehold Title, Council Tax Band E, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 78 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 and EE likely, Vodafone and Three limited.

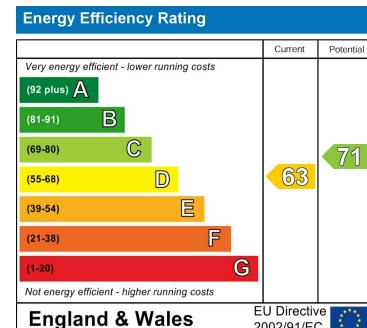
## Area Map



## Floor Plans



## Energy Efficiency Graph



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