



2 Lavington Road

South Shields, NE34 6EY

Or Nearest Offer £260,000



So rare to the market, a two bedroom Detached Bungalow with south west rear aspect, detached garage and a drive in this sought after location. The home offers great potential for the next owner to stamp their personality on it and create a forever proposition. Benefits include gas central heating and double glazing, is sold freehold and comes with a good sized lounge and a large conservatory, a four piece bathroom and a kitchen diner with tiled work tops. With No Onward Chain, viewing is a must.



Entrance lobby

With radiator and through to

Entrance hall

Radiator

Living room 15'11" x 12'0" (4.87 x 3.67)

Fire surround with an electric fire, patio door to the conservatory, radiator

Conservatory 16'4" x 13'1" (5.00 x 4.00)

A good sized conservatory with French doors to the garden,

Kitchen diner 13'5" x 7'11" (4.10 x 2.42)

Fitted with wall and base units with tiled work tops housing a sink unit, electric cooker, half tiled walls and laminate floor, radiator

Bathroom

A four piece suite comprising a bath with mixer shower tap, vanity wash basin and a WC, separate shower enclosure with a mixer shower, tiled walls and floor, radiator

Bedroom 1 12'1" x 11'9" (3.70 x 3.60)

Fitted wardrobes, radiator

Bedroom 2 11'1" x 9'4" (3.40 x 2.87)

Wardrobes and a radiator

Garage

A single garage with an up and over door with a paved driveway for at least two cars to park

External

Front paved garden area, rear paved garden with South West aspect and a garden shed.

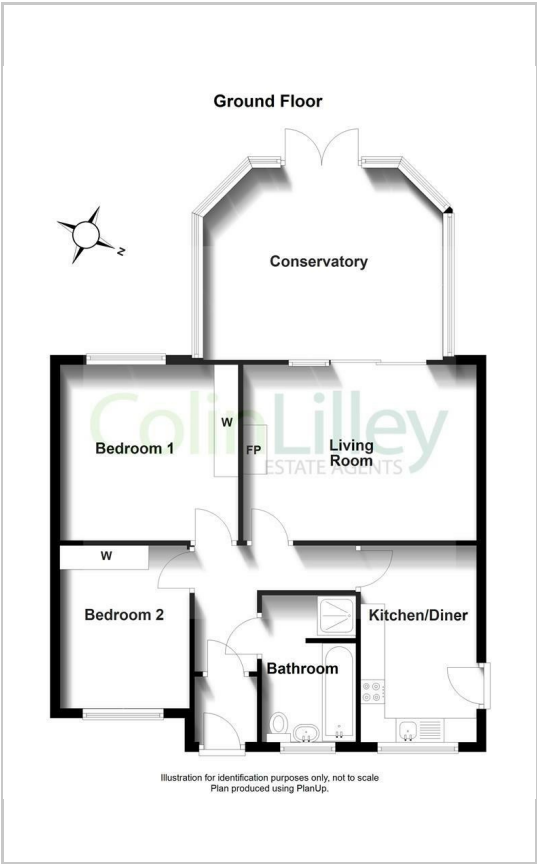
Note

Freehold Title, Council Tax Band D, Mains Services Connected, Flood Risk very low. Broadband Basic 15 Mbps, Superfast 61 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin, Mobile Coverage O2, Vodafone likely, EE and Three limited.

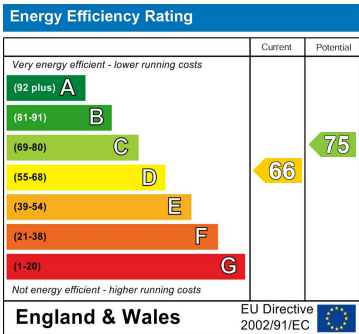
Area Map



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.