Colin Lilley
ESTATE AGENTS



44 Raphael Avenue

South Shields, NE34 8SE

£139,995

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Rare to the market and with a south aspect garden, ideal for those looking to downsize or require level living, we are delighted to present this two bedroom Semi Detached Bungalow that offer scope for a buyer to personalise to their tastes and specification. The home is double glazed and centrally heated, offers a lounge, kitchen, the two bedrooms and a fully tiled bathroom with white suite and shower over the bath. Offered with no onward chain, early viewing is a must.







Entrance lobby
Built in cupboard

Living room 13'2" x 12'6" (4.02 x 3.82)
Bow window, wall hung electric fire and small built in cupboards, radiator

Kitchen 9'4" x 7'4" (2.85 x 2.24)
Fitted with wall and base units with work surfaces housing a sink, gas cooker, fridge freezer and a radiator

Rear hall
With an open storage cupboard and the door to the garden

Inner hall
I the middle of the home with access to the bedrooms and bathroom. There is a built in cupboard housing the central heating boiler

Bedroom 1 12'5" x 9'10" (3.80 x 3.02)
Large storage cupboard, free standing wardrobes, bow window and a radiator

Bedroom 2 9'6" x 9'5" (2.91 x 2.88)
Radiator

Bathroom 5'10" x 5'7" (1.80 x 1.72)
A thee piece suite comprising a bath with mixer shower over and a shower screen, wash basin and WC, tiled walls and a radiator

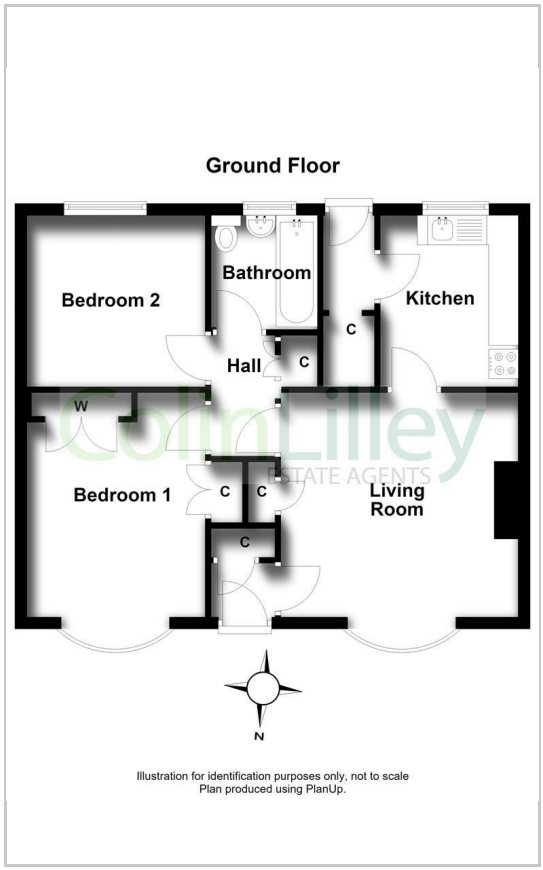
External
Gardens to both front and rear offering a good size with a south aspect rear garden and a shed.

Note
Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE Limited.

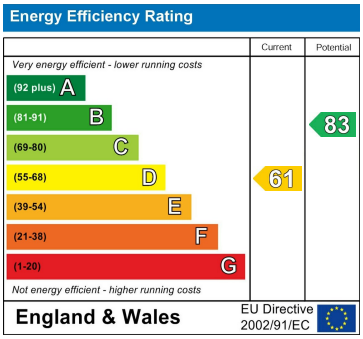
Area Map



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.

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