



2 Forster Avenue

South Shields, NE34 6NL

£217,950



Situated at the head of this private cul de sac with a good drive and South West aspect rear gardens, we are delighted to offer this extended three bedroom Semi Detached Home which would be ideal for the growing family. Offering scope to update and renovate, the home comes with gas central heating, double glazing and is offered with no onward chain. There's an extended kitchen diner, an extended lounge diner to the rear and lounge to the front, a ground floor bathroom with bath and separate shower, and upstairs the three bedrooms are served by a separate WC to the landing. A great position, aspect and size, viewing a must.



Entrance porch

Through to

Entrance hall

Stairs to the first floor with cupboard under, radiator

Living room 17'10" into bay x 11'1" (5.46 into bay x 3.39)

With square bay window and a radiator, sliding doors to the rear lounge

Lounge diner 16'8" x 11'1" (5.10 x 3.38)

Stone fireplace with a gas fire, French doors to the garden, radiator

Kitchen diner 13'7" x 11'10" max (4.16 x 3.61 max)

Fitted with wall and base units with contrasting work surfaces housing a sink unit, gas hob with oven under, integral fridge and freezer, space for a washer, tiled splash backs and a radiator

Bathroom

Bath, wash basin and separate shower area with an electric shower, tiled walls and a radiator

First floor

Landing with loft access and ladder, partial boarding.

Bedroom 1 12'5" x 10'9" (3.80 x 3.30)

Built in wardrobes and storage, radiator

Bedroom 2 11'3" x 8'9" (3.44 x 2.68)

Radiator

Bedroom 3 7'10" x 6'0" (2.40 x 1.83)

Radiator

Separate WC

Corner wash basin, WC

Garage 19'0" x 8'5" max (5.80 x 2.58 max)

An attached garage with an up and over door with courtesy door to to a small yard area.

External

Good sized block paved drive to the front providing off street parking. To the rear are good sized South West aspect lawned gardens with some new fencing.

Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk none. Broadband Basic 7 Mbps, Superfast 74 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three, Vodafone and EE limited.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	81
England & Wales		EU Directive 2002/91/EC	

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