



## 56 Bamburgh Grove

South Shields, NE34 7TP

£185,000



Wow, this lovely home certainly ticks a lot of boxes having been extended across the rear creating a south west aspect conservatory with skylight, a larger fitted kitchen breakfast and offers a four piece bathroom suite with a bath and separate shower enclosure, and two bedrooms. The home has had a lot of thought and work to creates a great proposition in this coastal location which benefits from partial sea views and easy access to The Leas. Outside there is a raised platform sun deck for the views, a huge shed/summerhouse and a large drive for ample off street parking. Lots to see and take in, making viewing a must to fully appreciate.



### Entrance porch

An entrance porch via a PVCu front door and through to

### Entrance hall

Stairs to the first floor, laminate floor and a radiator

### Living room

A lovely living room with a centre piece multi fuel burning stove set on a tiled hearth, part feature panelled walls, laminate floor and a radiator . Off the living room is the conservatory.

### Conservatory

Clad ceiling and large skylight, French doors to the garden

### Kitchen breakfast room

Extended to provide a kitchen breakfast room with a range of wall and base units with work surfaces housing a sink unit, space for appliances and finished with half tiled walls and a chrome towel radiator. There's a built in cupboard and laminate floor

### Bathroom

A four piece bathroom suite comprising a bath, wash basin and WC, separate shower enclosure with an electric shower, part tiled walls, PVC clad ceiling, laminate floor and a radiator

### First floor

Landing

### Bedroom 1

Built in wardrobes and cupboard space, radiator. There is loft access via hatch and ladder with the loft being boarded

### Bedroom 2

An L shape bedroom with a radiator

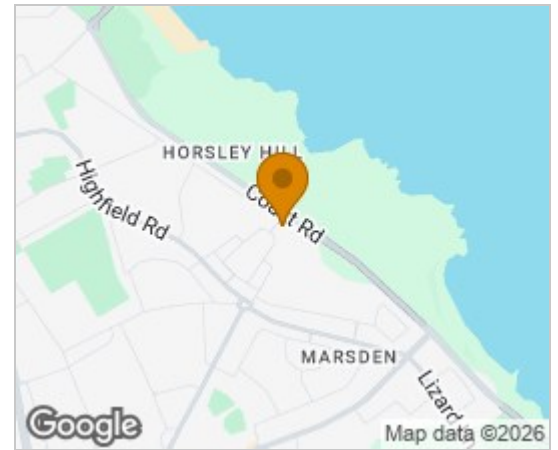
### External

Block paved and concrete drive to the front for ample vehicle parking and with an EV charging point. To the rear there are patio style gardens with synthetic grass and a block paved patio. A raised platform sun deck area has a sea view between the houses. There is a huge garden shed/summerhouse that offers ample extra space and there is a storage shed built lean to on the side of the home

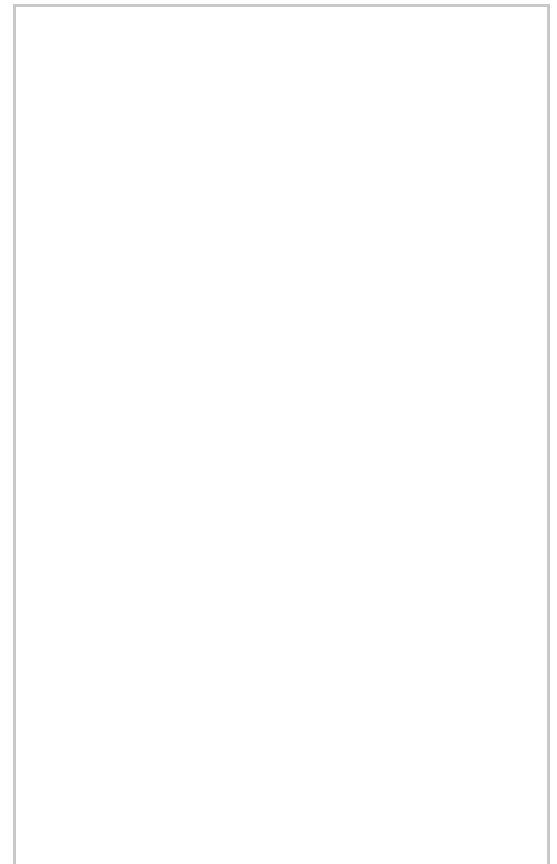
### Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 28 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage, Three likely, O2 and Vodafone limited, EE unlikely


### 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			
England & Wales		EU Directive 2002/91/EC 	

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