



## 11 Bruce Close

South Shields, NE34 8JX

£125,000



Delighted to offer this generously sized Mid Terraced home, pedestrianised at the front but with vehicle access at the rear for off street parking if required. Ideal for the couple or family buyer and with scope to stamp their designs on the home. On offer is a lounge, a good sized kitchen diner, utility area and a cloaks WC. There are three bedrooms with velux windows and a bathroom with shower over the bath. Benefits include double glazing and gas central heating. No Onward Chain.



### Entrance porch

Via a PVCu front door, through to

### Entrance hall

Stairs to the first floor, radiator

### Cloaks WC

Wash basin and WC

### Living room 18'0" x 11'7" (5.51 x 3.55)

Fire surround with an electric fire, bow window, radiator

### Kitchen diner 11'11" x 11'8" (3.65 x 3.56)

Fitted with wall, base units and work surfaces housing a sink unit, electric hob with oven under and filter canopy over, tiled splash backs, laminate floor and a radiator

### Utility 8'0" x 7'4" (2.44 x 2.25)

Fitted with storage cupboards, meter cupboards and door to the garden, radiator

### First floor

Landing with built in cupboard

### Bedroom 1 14'10" x 10'6" (4.53 x 3.21)

Cupboard, velux window and a radiator

### Bedroom 2 13'6" x 11'7" (4.12 x 3.55)

Cupboard, velux window and a radiator

### Bedroom 3 7'7" x 5'6" (2.32 x 1.69)

Cupboard, velux window and a radiator

### Bathroom

Bath with mixer shower over and a shower screen, wash basin and WC, partial tiling, radiator

### External

Pedestrianised frontage and a front garden. To the rear is an enclosed concreted garden area with double gates for off street parking if required, garden shed.

### Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk None. Broadband basic 7 Mbps, Superfast 35 Mbps, Ultrafast 1000 mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage EE, Vodafone and O2 likely, Three limited.

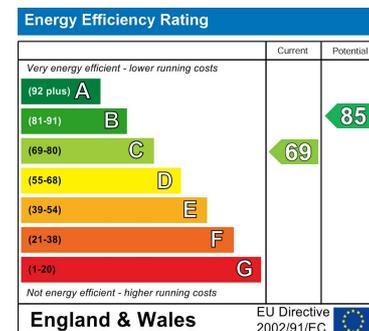
## Area Map



## Floor Plans



## Energy Efficiency Graph



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