



119 Bamburgh Avenue

South Shields, NE34 7SZ

£227,500



Delighted to offer this lovely family home backing on to the The Leas and with coastal views. This well loved and maintained home offers a great opportunity to put your own stamp on it and enjoy this enviable location. On offer are three bedrooms, a shower room with separate WC, lounge through to an extended dining room and a kitchen with utility porch. There is gas central heating via a recently replaced boiler, double glazing, with the main roof and garage roof replaced. offered with No Onward Chain, viewing is a must.



Entrance porch
Through to

Entrance hall
Stairs to the first floor with a cupboard under, wood floor and a radiator

Living room 14'2" x 11'7" (4.33 x 3.54)
Bay window to the front, feature fire surround with an electric fire, radiator and open through to

Extended dining room 14'5" max x 9'11" (4.41 max x 3.03)
With an extended rear bay window and serving hatch from the kitchen, radiator

Kitchen 9'8" x 9'0" (2.95 x 2.75)
Fitted with wall and base units housing a sink unit, wall mounted central heating boiler and a radiator

Utility porch 8'2" x 5'0" (2.50 x 1.54)
A PVCu rear utility sun porch with space for appliances

First floor
Landing with loft access, radiator

Bedroom 1 12'3" x 10'7" (3.75 x 3.24)
Built in wardrobes, eaves storage and a radiator

Bedroom 2 10'7" x 8'11" (3.24 x 2.74)
Built in wardrobes, great coastal views, radiator

Bedroom 3 8'6" x 8'2" (2.60 x 2.50)
Gable window, stairhead cupboard/wardrobe, radiator

Shower room 5'5" x 4'11" (1.66 x 1.50)
Corner shower enclosure with a mixer shower, vanity wash basin in a unit, clad walls and a towel radiator

Separate WC
Tiled walls and a radiator

Garage
A single garage with electric roller door and power. there is a shared drive between the two houses accessing the garages to the rear

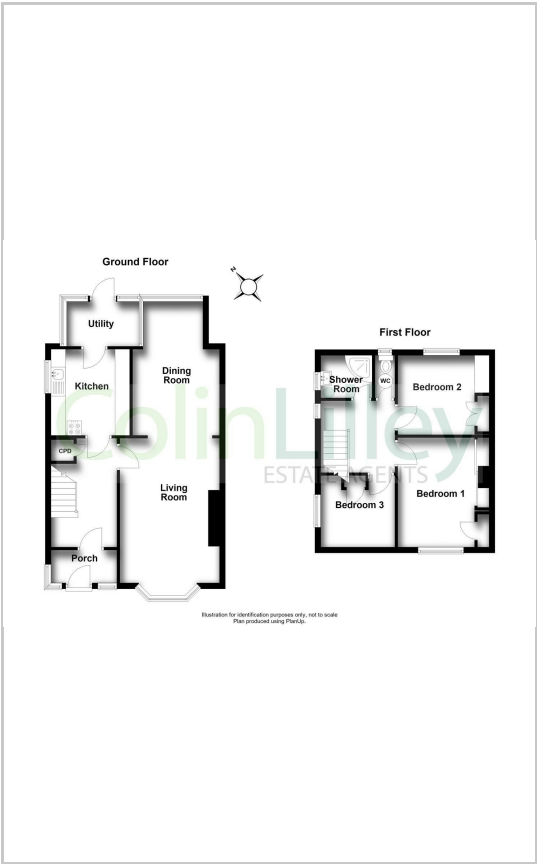
External
Gardens to both front and the rear, the rear being laid to a patio with fenced boundaries, built in seat and great views across The Leas towards the coastline

Note
Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin, Mobile Coverage O2 likely, EE, Three and Vodafone limited.

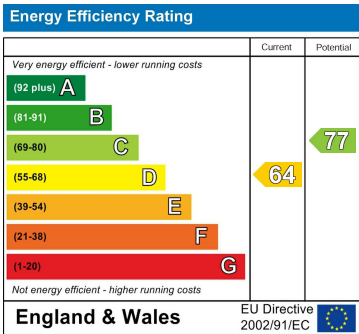
Area Map



Floor Plans



Energy Efficiency Graph



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