



78 Gaskell Avenue

South Shields, NE34 9TA

£119,950



Ideal for the first time buyer or couple, this two bedroom Mid Terraced Home is situated in a cul de sac position and has generous gardens to the rear with decking and patio. Well appointed the home comes with a fitted kitchen diner, a lounge, bathroom and the two bedrooms, The main bedroom is currently sub divided into two rooms for either dressing room or through bedrooms but could easily be converted back. With block paved hard stand to the front, gas central heating, double glazing and with no onward chain, this charming home is sure to appeal and early viewing is recommended.



Entrance hall

Via a PVCu front door to the stairs to the first floor, tiled floor and a radiator. Cottage style doors to the rooms

Living room

Feature panelled wall, radiator

Kitchen diner

Fitted with wall and base units with work surfaces housing a sink unit, filter hood, space for appliances, French doors to the garden, laminate floor and a column style radiator

First floor

Landing with loft access via hatch and ladder with some boarding.

Bedroom 1

Fitted wardrobes with sliding doors, built in cupboard housing the central heating boiler, radiator

Bedroom 2

Formerly the main bedroom and now sub divided into two through rooms with laminate floor and a radiator

Bathroom

A three piece suite comprising a bath with mixer shower tap having both drencher and spray shower heads, wash basin and WC, tiled walls and floor, spot lights and a towel radiator

External

Front block paved hard stand for off street parking and a garden area with synthetic grass. To the rear is a large garden with decking, patio and a garden shed.

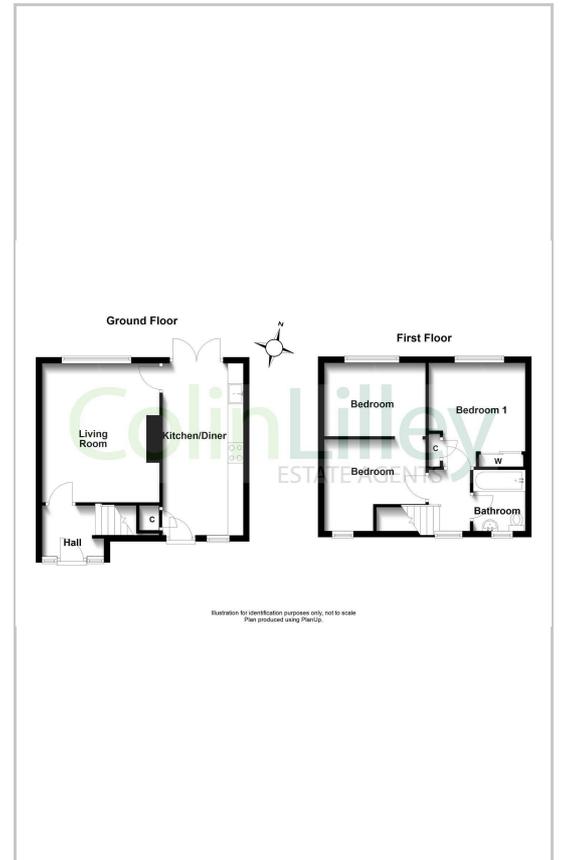
Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 8 Mbps, Superfast 52 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin, Mobile Coverage Vodafone likely, EE, Three and O2 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		
England & Wales	EU Directive 2002/91/EC	

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