



2 Lascelles Avenue

South Shields, NE34 6BG

Offers Around £475,000



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Entrance porch

Via a composite front door and a tiled floor, through to

Entrance hall

Stairs to the first floor, hardwood floor and built in cupboard, radiator

Sitting room

To the front with bay window and radiator, arch to

Living room

To the rear with an oak mantel beam to the chimney breast, three radiators and French doors to the sun room.

Kitchen family diner

A lovely large kitchen family space with a good range of wall and base units with contrasting work surfaces and tiled splash backs housing a sink unit, five burner range cooker, washer and fridge freezer. There is a central island breakfast unit with quartz style work surface, French doors to the sun room, laminate floor and a column radiator and two further radiators

Cloaks WC

WC, laminate floor and half tiled walls.

Sun room

Central atrium style skylight with pelmet ceiling and spot lights, log burner for display only (not fitted), engineered laminate floor and door to the garden.

First floor

Landing with loft access

Bedroom 1

Radiator

Bedroom 2

Radiator

Bedroom 3

Period style cast fireplace, laminate floor and a radiator

Bedroom 4

Radiator

Bedroom 5

Laminate floor and a radiator

Bathroom

The family bathroom comprising a bath with mixer shower tap, large vanity unit with drawers and a sink unit, WC, half tiled walls, laminate floor and towel radiator

Shower room

Large shower enclosure with mixer shower having a drencher shower head, wash basin and WC, electric towel radiator, part tiled walls and a tiled floor

Garage

A large garage with electric roller door and courtesy side door. There are base units and worktops with sink, light and power, shelving and central heating boiler.

Tel: 01914569499

External

Block paved front drive for ample car parking and planted borders. Good sized rear gardens with full width patio and pergola over, lawns and decked area, gravel paths and a summerhouse/shed . There is an outside tap.

Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low, Broadband Basic 8 Mbps, Superfast 64 Mbps, Ultrafast 1000 Mbps, Satellite /Fibre TV Availability BT, Sky and Virgin, Mobile Coverage O2 and EE likely. Three and Vodafone limited.



Road Map



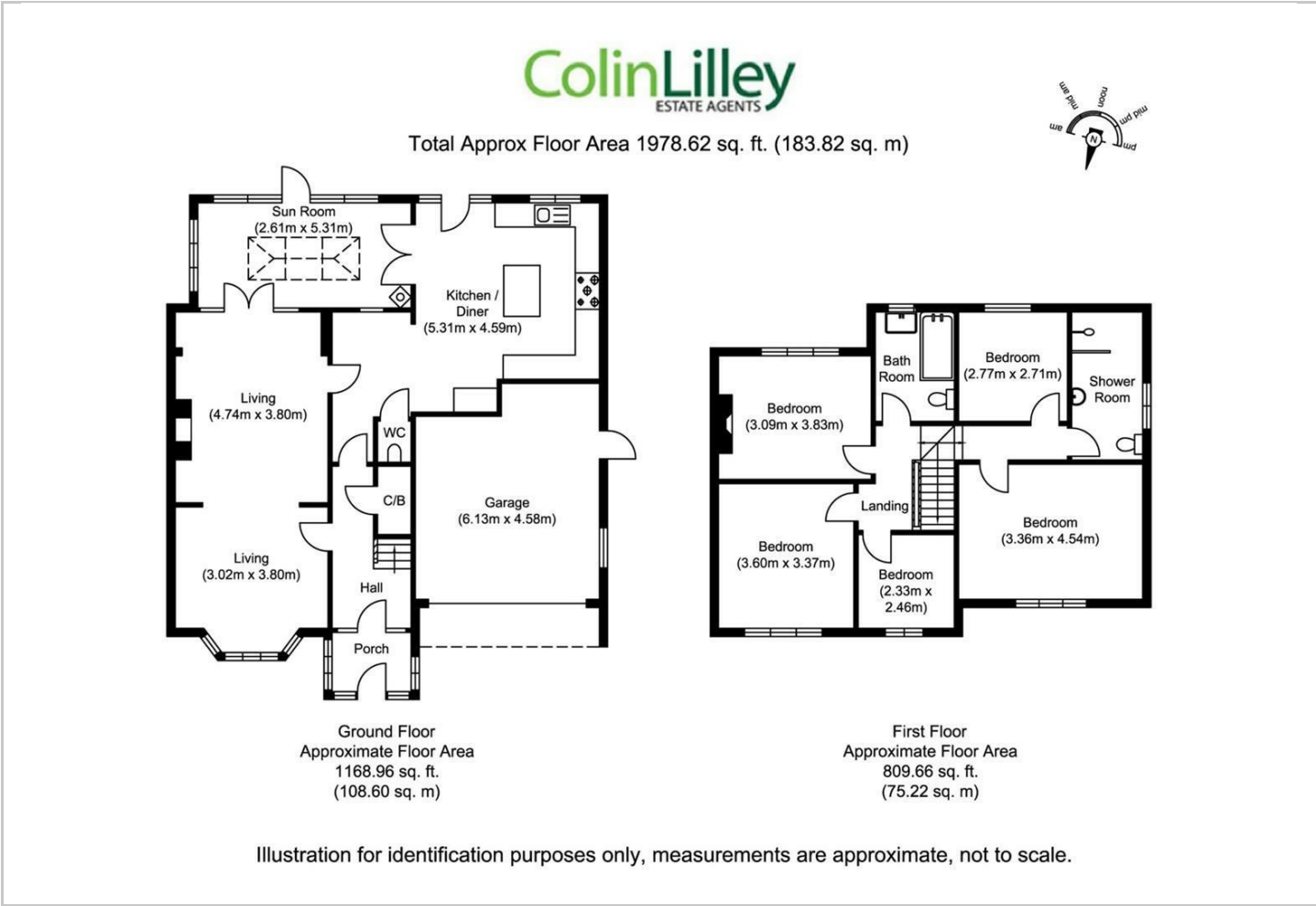
Hybrid Map



Terrain Map



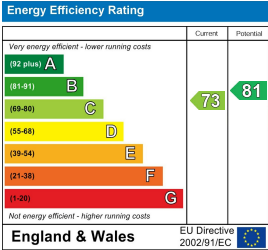
Floor Plan



Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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