



## 10 Larch Avenue

South Shields, NE34 7NT

**£140,000**



Situated in this convenient location for The Nook shops and coast, this charming semi detached house presents an excellent opportunity for those seeking a family home with great potential. Being one of the larger style with the front lounge, rear dining room and open to a kitchen breakfast room, the home comes with gas central heating and double glazing. The opportunity exists to renovate and put your own stamp on it and end up with a superb sized home in a great location. With gardens, drive and vacant possession, viewing is recommended.



## Entrance hall

Via a PVCu front door, stairs to the first floor, understairs cupboard, radiator

## Living room 12'11" x 12'11" (3.95 x 3.95)

Fire surround with an electric fire, wood effect floor, radiator

## Dining room 9'10" x 9'10" (3.00 x 3.00)

Patio door to the rear, radiator and arch to

## Kitchen breakfast room 13'1" x 9'10" (3.99 x 3.00)

Fitted with wall and base units with breakfast table area and work tops housing a sink unit, gas hob, washer and laminate floor.

## First floor

Landing with built in cupboard

## Bedroom 1 12'11" x 12'11" (3.95 x 3.95)

Wardrobes and overhead storage, built in cupboard and a radiator

## Bedroom 2 10'3" x 9'4" (3.13 x 2.86)

Radiator

## Bedroom 3 6'5" x 5'10" (1.97 x 1.80)

Radiator

## Bathroom

Bath with an electric shower over, wash basin, tiled walls and a radiator.

## Separate WC

WC and tiled walls

## External

A block paved drive to the front allows off street parking and there is a gravel planted garden. To the rear is an enclosed garden with mature trees and concrete patio

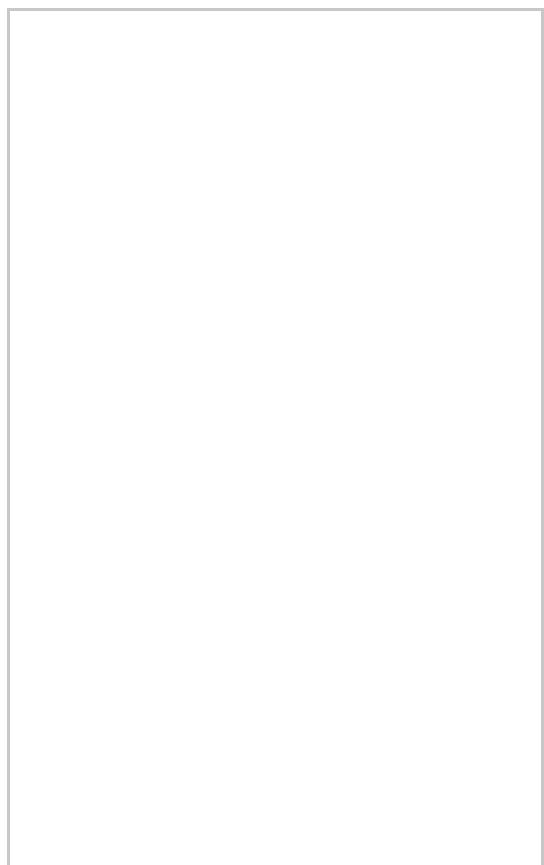
## Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 6 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited.

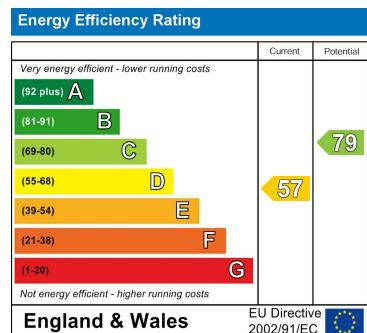
## Area Map



## Floor Plans



## Energy Efficiency Graph



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