Colin Lilley
ESTATE AGENTS



30 Larch Avenue

South Shields, NE34 7NS

£260,000

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Delighted to introduce this lovely Detached Bungalow, well loved, cared for and improved over the years having had the main roof renewed and a warm roof added to the conservatory making it a more versatile usable room. These well proportioned bungalows are ideal for the downsizer and offer generous room sizes and a great layout. The home sits on a lovely private garden plot which isn't overlooked and offers comfortable accommodation for those looking for a well situated and versatile bungalow. On offer are two bedrooms, a lounge, fitted kitchen, a side porch, dining room to sun room and a useful wet room with mixer shower. There is a super long and wide garage with additional parking to a front block paved drive. Offered with No Onward Chain, early viewing is a must to fully appreciate this excellent proposition.







Entrance lobby
Via a PVCu front door

Hall
With laminate floor and a radiator. There is loft access from the hall via hatch and ladder with the loft being part boarded for storage

Living room 13'11" x 13'10" (4.25 x 4.22)
A pleasant front outlook, feature fire surround with an electric fire, radiator

Dining room 11'0" x 10'8" (3.37 x 3.26)
Laminate floor, French doors to the conservatory, arch to the kitchen and a radiator

Sun room 12'3" x 9'2" (3.75 x 2.80)
Laminate floor and French doors to the garden, a solid warm roof has been added making this a more versatile usable room.

Kitchen 11'3" x 10'7" (3.43 x 3.24)
Fitted with wall and base units housing a sink unit, washer and fridge freezer, half tiled walls and laminate floor

Side porch
A glazed side porch with a door to exit. Underneath the side porch is the old coal house for additional storage

Bedroom 1 12'11" x 10'9" (3.95 x 3.30)
Fitted wardrobes, radiator

Bedroom 2 12'3" x 9'8" (3.75 x 2.95)
Free standing wardrobes, radiator

Wet room
A walk in wet shower area with a mixer shower having both drencher and spray shower heads, wash basin and WC, tiled walls and floor, spot lights and a towel radiator

Garage 23'3" x 10'2" (7.10 x 3.10)
A super long and wide garage with up and over door and rear courtesy door to the garden

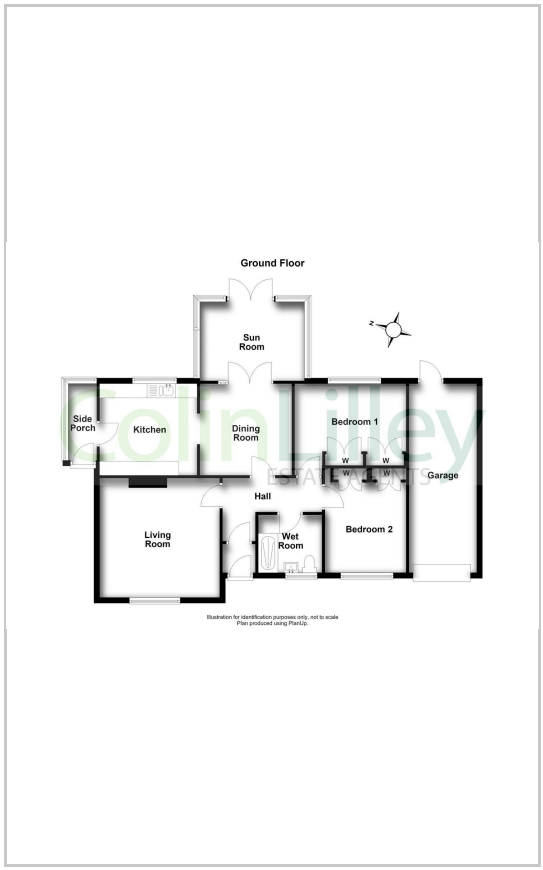
External
A good sized front block paved drive for off street parking. To the rear are mature lawned gardens that step to a large patio area, external tap

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 and Three likely, EE and Vodafone limited

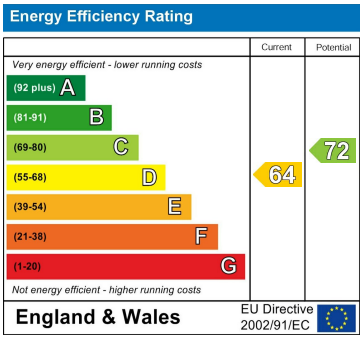
Area Map



Floor Plans



Energy Efficiency Graph



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