



186 Bamburgh Avenue

South Shields, NE34 6SS

£295,000



Delighted to present this ideal family home situated on a generous south west aspect garden site to make the most of the summer sun and this fantastic coastal location. The home has been lovingly maintained and updated, extended across the rear to make for a fabulous sized kitchen diner, a separate dining room that opens into a sun room to maximise the space and make the most of the garden aspect. The living room is full of character with bespoke alcove units, log burner and plantation shutters, whilst the first floor has a lovely bathroom, three bedrooms and versatile loft space. Viewing is a must to fully appreciate this superb family home.



Entrance hall

Stairs to the first floor, cupboard under, laminate floor and a radiator. Cottage style doors lead to the reception rooms

Living room 15'2" x 11'4" (4.63 x 3.47)

Recently remodelled and upgraded with wonderful bespoke fitted alcove units with cupboards, shelves and LED display lighting. There's a fire surround with inset log burner set on a black stone hearth with herringbone brickwork back, bay window with plantation shutters, cast style radiator and feature panelling to the walls and herringbone flooring.

Extended Kitchen diner 18'10" x 8'8" (5.76 x 2.66)

A lovely sized kitchen with an extensive range of fitted wall and base units housing a sink unit, double filter hood, integral dishwasher and washer, a range of under unit lights and spot lighting with natural light flooding in via a velux style window, laminate floor and a radiator

Dining room 9'9" x 9'4" (2.98 x 2.85)

Spot lights, laminate floor and a radiator, opening through to

Sun room 9'9" x 8'6" (2.98 x 2.61)

French doors overlooking the south west aspect gardens, velux style window, spot lights and laminate floor

First floor

Landing

Bedroom 1 12'1" x 8'4" (3.70 x 2.56)

A range of fitted wardrobes, views toward the coast, radiator

Bedroom 2 10'3" x 8'11" (3.13 x 2.72)

Radiator

Bedroom 3 8'3" x 7'1" (2.53 x 2.17)

Currently utilised as a dressing room with velux style window and a radiator

Bathroom 8'3" x 4'11" (2.53 x 1.51)

A stylish bathroom with a three piece suite comprising a bath with mixer shower over having both drencher and spray shower heads, shower screen, a vanity unit houses the wash basin and there are wall lights above, WC, half tiled walls and a tiled floor, Victorian style towel radiator

Loft 18'8" x 10'2" (5.69 x 3.12)

A versatile loft space with velux windows, radiator, power and light with built in eaves level storage

External

To the front are gardens and a block paved drive for off street parking, there is an EV charging point to the side and a large side storage shed ideal for bikes and garden equipment. The wonderful rear gardens have a glorious south west aspect, are a great size and come with two patio areas

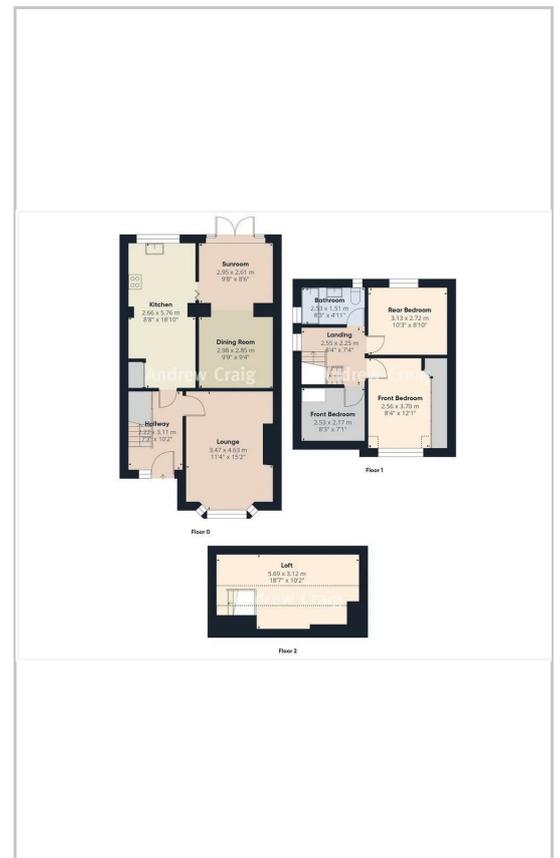
Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low, Broadband Basic 7 Mbps, Superfast 67 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, EE and Three limited

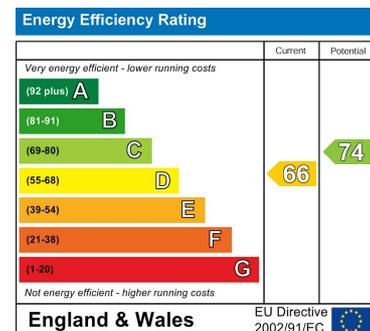
Area Map



Floor Plans



Energy Efficiency Graph



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