



2 Ambleside Avenue

South Shields, NE34 0EA

Offers Around £179,950



Delighted to offer this semi-detached house that presents an excellent opportunity for those seeking a project with great potential to create an excellent home. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The home is set on a wrap around plot with a prefab large detached garage offering convenient parking and extra storage options. There is both a porch and conservatory addition with the home having part double glazing and gas central heating to most rooms. With no onward chain, early viewing is a must



Entrance porch
Tiled floor

Entrance hall
Stairs to the first floor, cupboard under, Lincrusta paneled wall, radiator

Dining room 11'1" x 9'5" (3.40 x 2.89)
To the front with a bay, fireplace with a gas fire, radiator

Living room 12'9" x 11'11" (3.89 x 3.64)
Rear bay window, fire surround and a gas fire,

Kitchen 10'4" x 6'10" (3.16 x 2.10)
Wall and base units housing a sink unit, gas cooker and a radiator

Conservatory 9'5" x 6'6" (2.89 x 1.99)
A small conservatory with South and West aspect, tiled floor

First floor
Landing

Bedroom 11'9" x 11'7" (3.60 x 3.55)
Alcove cupboard, radiator

Bedroom 13'0" x 11'1" (3.98 x 3.40)
Alcove cupboards, one housing the Worcester CH boiler, radiator

Bedroom 8'2" x 7'5" (2.50 x 2.27)
Stair head box storage, radiator

Bathroom 6'9" x 6'4" (2.06 x 1.95)
Bath with an electric shower over, vanity unit with wash basin, pine clad walls and a radiator

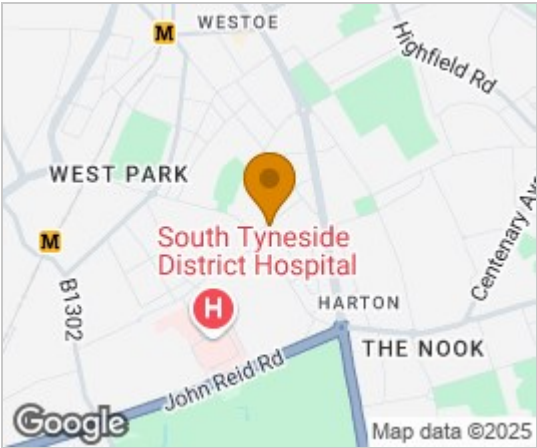
Separate WC
WC, tiled walls.

Garage 19'9" x 10'4" (6.02 x 3.15)
A large detached prefab garage with up and over door and a courtesy door.

External
Wrap around gardens.

Note
Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk low, Satellite/Fibre TV Availability BT, and Sky. Broadband Basic 9 Mbps, Superfast 77 Mbps, Ultrafast 1000 Mbps. Mobile Coverage O2 and Vodafone likely, Three and EE limited

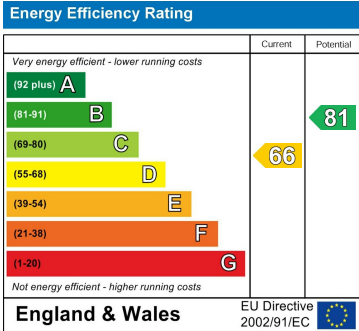
Area Map



Floor Plans



Energy Efficiency Graph



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