



### 3 bed semi-detached house to buy in NE34

Bamburgh Avenue, South Shields, South Shields, Tyne and Wear, NE34 7SZ

**£275,000** Offers Over

 x3  x1  x2

Tenure  
**Freehold**

Driveway & Garage parking

### Property features

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ FANTASTIC SEA VIEWS
- ✓ EARLY VIEWING IS ESSENTIAL..
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

| THREE BEDROOM | TWO RECEPTION ROOM | DORMA BUNGALOW | FANTASTIC SEA VIEWS | EARLY VIEWING ESSENTIAL |

We are delighted to offer to the market this beautifully presented three bedroom two reception room Dorma bungalow on the sought after Bamburgh Avenue, South Shields. Benefiting from gas central heating and double glazing the property has the added benefit of a refitted kitchen and bathroom.

Comprising briefly :- Composite door to the entrance porch with door to the hallway. Doors to the lounge and kitchen, stairs to the first floor landing. The dining room leads from the lounge and in turn to the garden room. To the first floor landing lie bedroom one, bedroom two, bedroom three and family bathroom.

Externally an enclosed garden lies to the rear with resin patio area and separate patio area overlooking "The Leas" with miles of coastal walks and sea views.

To the front a driveway provided ample off street parking and leads to the single garage.

Offered for sale with no upper chain early viewing is essential..

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £275,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Year built: 1950

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

Composite door to the entrance hallway with doors to the lounge and kitchen, stairs to the first floor landing.



## Lounge

Double glazed window to the front and central heating radiator. Decorative arch to the dining room.



## Dining room

Double glazed French door to the Garden room.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap and splash back. Plumbed for automatic washing machine. Electric oven and ceramic hob with extractor hood. Double glazed window to the rear.



## Bedroom One.

Double glazed window to the front and central heating radiator.



## Bedroom Two

Double glazed window to the rear and central heating radiator.



## Bedroom Three

Double glazed window to the front and central heating radiator.



## Bathroom

Comprising low level w.c., panelled bath and vanity basin. Double glazed window to the rear and central heating radiator.



## Garden room

Leading to the patio.

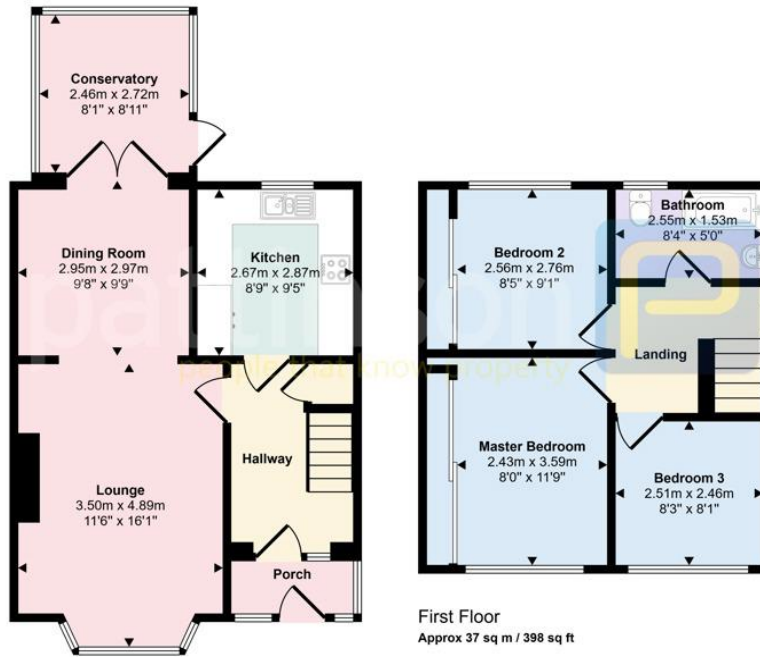


## External

A large block paved driveway lies to the front providing ample off street parking and leading to the single garage. To the rear a resin patio area leading to a decked sun terrace with views over the leas and down to the mouth of the River Tyne



Approx Gross Internal Area  
67 sq m / 939 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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