



### 3 bed semi-detached house to buy in NE33

Bamburgh Avenue, South Shields, South Shields, Tyne and Wear, NE33 3HT

**£225,000** Offers Over

🏠 x3 🚗 x1 🚻 x2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ THREE BEDROOM TWO RECEPTION ROOM
- ✓ FANTASTIC SEA VIEWS
- ✓ GOOD LOCATION AND AMENITIES
- ✓ NO UPPER CHAIN AND VACANT POSSESSION

## Key Information

- ✓ Council Tax: Band B
- ✓ 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 | GAS CENRAL HEATING | DOUBLE GLAZED | FANTASTIC SEA VIEWS |

We are delighted to offer to the market this well proportioned three bedroom two reception room semi detached house on the sought after Bamburgh Avenue, South Shields. With unrivalled sea view over looking the mouth of the River Tyne as well as being a short walk to the Sea Front, with award winning sandy beaches and miles of coastal walks.

Great amenities locally including schools cafes and pubs, with some updating, this property would make an ideal family home.

Comprising briefly :- Upvc door to the entrance hallway with doors to the lounge and kitchen, stairs to the first floor landing. The dining room leads from the lounge, via double doors, with the utility room leading from the kitchen, and in turn to the rear lobby and cloak room w.c. To the first floor landing lie bedroom one, bedroom two, bedroom three and family bathroom with separate w.c.

Externally an enclosed garden lies to the rear with gardens to the front and a block paved driveway providing off street parking.

Offered with no upper chain early viewing is essential..

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £225,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1955

Construction materials: Brick and block

Roofing type: Clay 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

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

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



## Lounge

Double glazed window to the front and central heating radiator. Slate fire surround with electric fire. Double doors to the dining room.



## Dining room

Double glazed window to the rear and central heating radiator.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back. Electric oven and ceramic hob. Double glazed window to the side and door to the utility room.



## Utility room

Plumbed for automatic washing machine. Door to the rear lobby and cloak room.



## Cloak room w.c.

Comprising low level w.c and wash basin.



## 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 walk in shower and wash basin. Double glazed window to the rear and central heating radiator. Separate w.c.

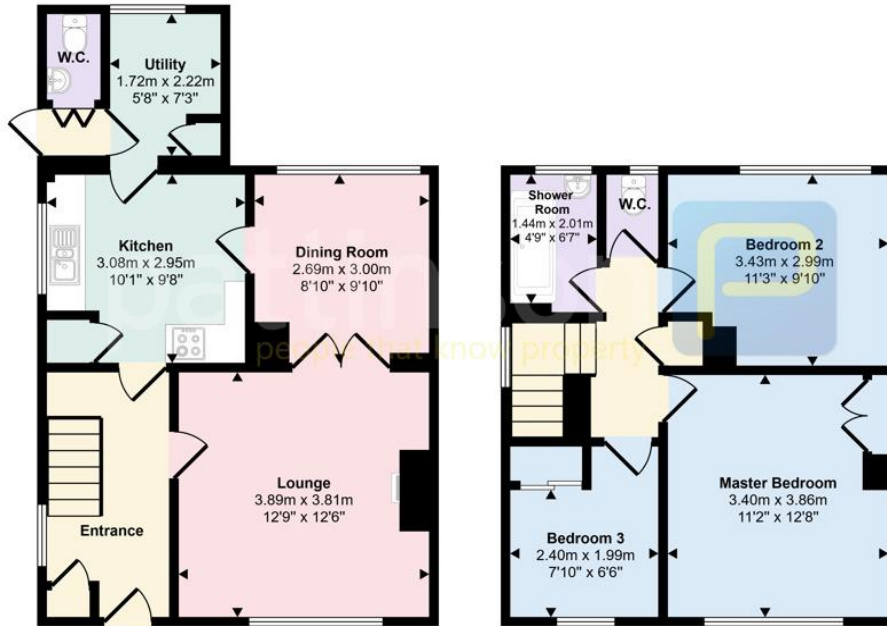


## External

An enclosed garden lies to the rear with unrivalled sea views. A driveway to the front provides off street parking.



Approx Gross Internal Area  
90 sq m / 965 sq ft



Ground Floor  
Approx 48 sq m / 514 sq ft

First Floor  
Approx 42 sq m / 450 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.

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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