



- GAS COMBI CENTRAL HEATING & HOT WATER HEATING
- PARTIAL UPVC FRAMED SEALED UNIT DOUBLE GLAZING
- IMMEDIATE VACANT POSSESSION AVAILABLE
- FULL WIDTH REAR GROUND FLOOR REAR LIVING ROOM EXTENSION
- FITTED KITCHEN
- SEA VIEWS TO REAR
- PARKING BAY TO FRONT
- MATURE GARDENS
- COUNCIL TAX BAND: C
- TENURE: FREEHOLD



Offering excellent value and making a good family home, a three bedroom semi detached dormer style bungalow. This property has had a number of improvements carried out, it does however require further internal upgrading and this fact has been adequately reflected in the asking price and gives the prospective purchasers the opportunity of carrying out further improvement works to their own style and taste.



Bamburgh Avenue lies on a regular bus route to the town centre where a full range of shops and facilities may be found, it overlooks the Leas and sea front. For schools in the area contact www.southtyneside.info

The property benefits from the following accommodation

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

With double doors leading to the entrance hall.

ENTRANCE HALL

2.27m x 3.16m

With staircase to first floor, radiator, understair storage cupboard.

LIVING ROOM**3.48m x 4.39m plus bay window**

With double radiator, wall mounted contemporary electric fire, corniced ceiling, t.v. aerial point, opening to the dining room.

DINING ROOM**3.03m x 2.87m**

With aluminium framed double glazed sliding patio doors leading to the rear living room, radiator.

KITCHEN**2.68m x 2.50m**

With a range of fitted wall and floor units with laminated worktops, ceramic tiled walls and floor, gas cooker point, an inset 1 ½ bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, cupboard containing Baxi gas combination boiler for heating the domestic hot water and central heating systems.

REAR LIVING ROOM**5.13m (average measurements) sloping wall x 2.48m**

With radiator, stripped pine floor, UPVC framed double glazed sliding patio doors leading to the rear garden.

FIRST FLOOR**LANDING**

With access to loft.

BEDROOM 1 (FRONT)**3.77m x 3.2m**

With radiator.

BEDROOM 3 (REAR)**3.18m x 2.73m**

With radiator.

BEDROOM 2 (FRONT)**2.27m x 2.60m**

With radiator.

BATHROOM**2.57m x 1.57m**

With a coloured suite comprising of panelled bath with electric shower over, glazed side splash panel, pedestal washbasin, low level w.c. ceramic tiled walls and floor, radiator.

OUTSIDE**FRONT**

There is a walled garden with a shared driveway to the side of the property and a gate leading to the rear garden, to the front there is a block paved parking bay and flower and shrub beds.

REAR

There is a fenced garden with views overlooking the North East coast, timber shed, aluminium framed greenhouse, patio area, well stocked flower and shrub beds.

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Price: £175000

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