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80 Gaskell Avenue, South Shields, Tyne and Wear NE34 9TA

£99,950

This freehold, 2 double bedroom mid terrace house is perfect for first time buyers, those looking to downsize or even young families. Conveniently located for local schools access to the Town Centre and Coast. There are also local shops plus bus and road links close by making this home ideal for those looking to commute. The property is offered with vacant possession and briefly comprises; Entrance Lobby with staircase leading to the first floor, Living Room with double glazed window overlooking rear garden, Kitchen/Diner fitted with a range of cabinets, some integrated appliances and space for a washing machine, Utility with space for a fridge freezer, 2 Double Bedrooms and a stylish Family Bathroom. The property also has the benefit of double glazing, central heating and good size garden to the front providing off street parking and enclosed garden to the rear ideal for family living. Council Tax Band A

Ground Floor

Entrance Lobby

Entry to this spacious home is via a UPVC door with glazed side panels. A staircase leads to the first floor and a door opens to reveal the Living Room.

Living Room

10'11" x 15'1" (3.333 x 4.62)



Natural light floods this room from a double glazed window to the rear elevation offering views over the enclosed garden. Having a neutral colour scheme, complimented by carpet to the floor, a central heating radiator provides background heating.

Living Room



Kitchen/Diner

8'7" x 12'5" (2.64 x 3.8)



Fitted with a range of wall, floor and drawer cabinets with inset stainless steel sink unit and contrasting work surfaces. Integrated appliances include an oven, hob and stainless steel extractor hood. There is also space for a washing machine, splash back tiling to the walls and contrasting tiling to the floor. A double glazed window provides views over the rear gardens and a UPVC door allows access to the rear. Background heating is provided by a central heating radiator. This room is open to the Utility Area.

Kitchen/Diner



Utility Area

Accessed via the Kitchen/Diner with space for a fridge freezer and further space beneath the work surface. Natural light is provided by a double glazed window and a UPVC door opens to allow access to the front garden.

First Floor

Landing



Flooded in natural light from a double glazed window, doors lead from the landing providing access to all first floor rooms.

Bedroom 1 (Dual Aspect) 9'6" x 18'9" (2.92 x 5.72)



This spacious double bedroom has a dual aspect with double glazed windows to the front and rear elevations. A built in cupboard provides storage space and two central heating radiators offer background heating.

Bedroom 1 (Dual Aspect)



Family Bathroom 4'8" x 7'1" (1.44 x 2.16)



Offering the perfect place to relax in the panelled bath with shower over, wash hand basin set into a vanity unit also providing storage space and close coupled w.c. There is also a double glazed window and central heating radiator. Splash back tiling to the walls with contrasting tiling to the floor completes the neutral decor of this room.

Bedroom 2 10'0" x 11'3" (3.07 x 3.45)



Features of this double bedroom include a double glazed window to the front elevation with central heating radiator below. A built in cupboard provides storage space.

Exterior



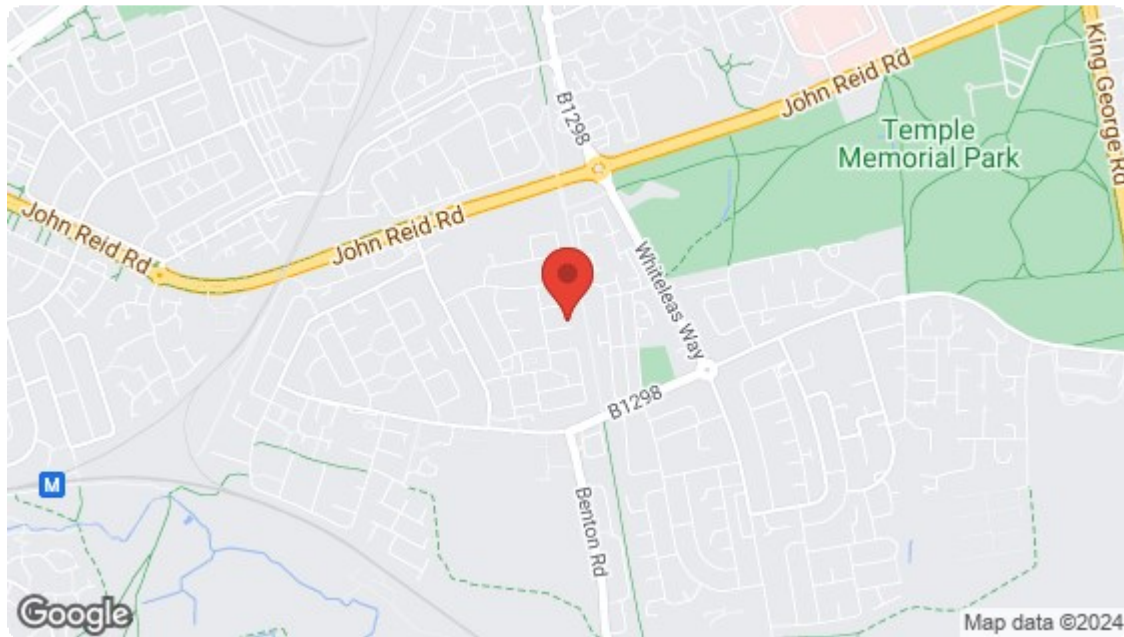
An enclosed, lawned garden to the rear of this delightful home provides a safe and secure environment for family living. There is also a garden Shed and patio making this a perfect place to sit and relax. An open plan garden to the front offers a grassed area and off street parking for approximately 2 cars.

Garden



Front Garden





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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