



MICHAEL HODGSON

estate agents & chartered surveyors



CLEASIDE AVENUE, SOUTH SHIELDS £350,000

Delighted to present this versatile dormer style Semi Detached Home in this sought after location. The home offers spacious room sizes and has been well loved, comes with a ground floor bedroom and bathroom, with two further bedrooms and box room to the first floor. There's an open plan lounge diner, a fitted kitchen with stone work surfaces and an additional rear sitting or dining room. Benefits include gas central heating with the boiler having been renewed in 2021. There is double glazing, a double length garage and a block paved drive with potential for any incoming buyer to alter to their own specifications if required. Viewing a must to appreciate.

EPC Rating: E



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Entrance Hall
A lovely square entrance hall with stairs to the first floor, cupboard under, two additional cupboards and a radiator.

Living Room
Feature stone fireplace with slate tops, bay window and a radiator, open plan through to the dining area.

Dining Room
Rear bow window and a radiator

Bathroom
A three piece suite comprising a bath with mixer shower tap and an electric shower over, shower screen, wash basin and WC, tiled walls and floor, towel radiator

Kitchen
Fitted with a range of wall and base units with polished stone work surfaces housing an under bench sink, electric hob with filter hood over, double oven and microwave, integral fridge, built in cupboard housing the central heating boiler, spot lights, tiled splash backs and a tiled floor, radiator.

Dining/Sitting Room
Fitted cupboard with space for a washer, door to the garden and a radiator

Bedroom 1
Fitted wardrobes and storage, bay window and a radiator

First Floor
Landing

Bedroom 2
Fitted wardrobes with overhead storage, front dormer window and a radiator

Bedroom 3
Velux window, eaves level storage, radiator

Storage
A walk in box room ideal for storage with velux window and a radiator

Garage
104'11" x 16'4" x 26'2" (32'5" x 8'8")
A double length garage with an up and over door, courtesy door, power and light.

External
Gardens to the front with a block paved drive for at least two vehicles. To the rear are mature gardens with a patio area and a garden shed, external tap.

Note
Freehold Title, Council Tax Band E, Mains Services Connected, Flood Risk very low. Broadband Basic 5 Mbps, Superfast 78 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 and EE likely, Vodafone and Three limited.

COUNCIL TAX
The Council Tax Band is Band. E.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

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