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- Semi Detached Property
- Three Bedrooms
- Storage In Loft
- Freehold
- Viewing Recommended
- Lovely Family Home
- Front and Rear Gardens
- Semi-Rural Location
- Council Tax Band *C*
- Call For More Information





This beautifully presented, three-bedroom semi-detached family home is located in the sought-after Avondale Gardens.

The area is renowned for its peaceful surroundings, yet it is only a short commute to Seaburn and South Shields, offering a wide range of shops, restaurants, and leisure facilities and providing an easy escape to the coast for outdoor activities and relaxation. The property is also within easy reach of local schools, making it an excellent choice for families. Excellent nearby road links ensure you are well-connected for commuting and day-to-day life.

The ground floor of the property is made up of a welcoming entrance hallway with storage, a bright and airy lounge with a feature log burning stove, and a fantastic kitchen dining room with sleek fitted units, complementing work surfaces and integrated appliances, along with French door access to the rear. To the first floor there are three good sized bedrooms, two with fitted wardrobes and there is a contemporary family bathroom WC. Further benefits include gas central heating, double glazing, ample storage and utility space to the ground floor and the loft has been boarded for storage.

Externally there is an easy to maintain garden to the front and a there is a charming garden to the rear with a decked area and lawn.

Viewing is highly recommended. For more information, please call our team on 0191 236 2070.

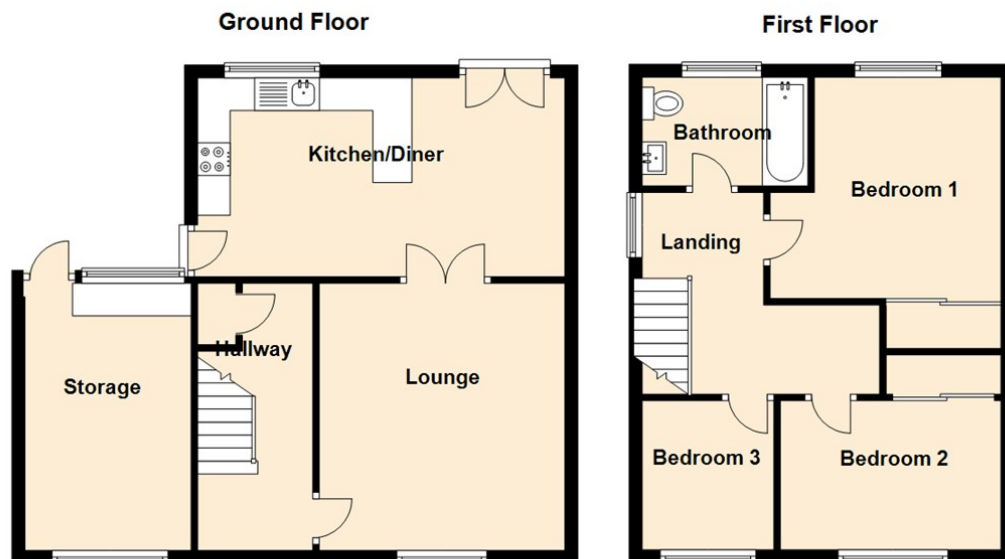
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*.

The owner is a relative of an employee of Jan Forster Estates and therefore in accordance with the Estate Agents Act 1979 and other legislation is considered to be an Estate Agent by association, and we are making this disclosure to avoid any potential conflict of interests.






Lounge 13'5" x 12'2" (4.11 x 3.71)

Kitchen Dining Room 10'0" x 18'4" (3.05m x 5.59m)

Bedroom One 11'8" x 11'2" (3.56 x 3.41)

Bedroom Two 11'0" x 8'1" (3.37 x 2.48)

Bedroom Three 8'11" x 7'3" (2.72 x 2.22)

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 

The difference between house and home

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