



22 The Riverside

, Hebburn, NE31 1BG

Offers Over £530,000



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Entrance hall

Via a composite front door through to the hall with stairs to the first floor, cupboard under, double doors to the living room, laminate floor, spot lights and an anthracite radiator

Living room

Bay window with views towards the River Tyne, Feature fire surround with real flame gas fire, spot lights , double doors to the dining room and an anthracite radiator

Dining room

French doors to the garden, spot lights and anthracite radiator

Kitchen diner

Fitted with a range of wall, base units and contrast work surfaces housing a sink unit, gas hob with oven under and extractor hood over, integral fridge freezer and dishwasher, tiled splash backs, French doors to the garden, spot lights , LVT floor and an anthracite radiator

Utility

Base unit and worktop housing a sink unit, space for appliances , tiled splash backs, LVT floor and a radiator

Cloaks WC

Vanity unit with wash basin, WC, half tiled walls, LVT floor and a towel radiator

First floor

Landing with built on cupboard, loft access via hatch and ladder. Glazed panel and door to the first floor lounge

Lounge

Absolutely stunning room with large glazed window wall and patio doors to take in the River Tyne view and access the balcony. There are spot lights, LVT floor and an anthracite radiator.

Balcony

Glazed balcony to maximise the view and catch the afternoon sun, external power and lighting

Bedroom 5 /office

Off the lounge with a floor to ceiling glazed window overlooking the rear garden, the room makes a lovely home office or bedroom five, has LVT floor, spot lights and a radiator

Bedroom 1

Bay window with view of the River Tyne, wardrobes with mirrored doors, radiator

En suite

A stylish en suite with shower enclosure having both drencher and hair washing shower heads,display niches with lighting, mirrored wall, vanity unit with wash basin, WC, partial wall tiling, tiled floor, spot lights and anthracite towel radiator

Bedroom 2

Radiator

Bedroom 3

Radiator

Bedroom 4

Radiator

Bathroom

A superb family bathroom with a shower bath with mixer shower having both drencher and hair washing shower heads, shower screen, wash basin and WC, mirrored wall, tiled walls and floor, spot lights and chrome towel radiator

Double garage

Twin electric roller doors, a range of wall, base units and work surfaces, power and light

External

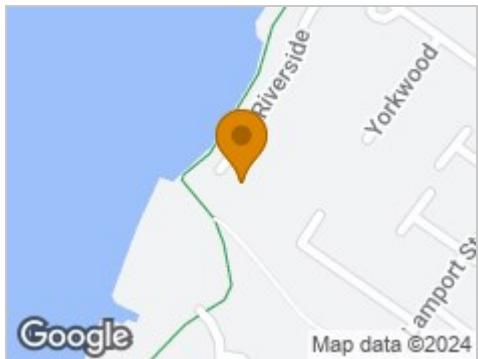
Double drive to the front in this cul de sac style setting with fabulous frontage towards the River Tyne. Generous rear enclosed gardens with patio area, mature planting and lawns. There's a raised rear patio to maximise the summer sun.

Note

Freehold Title TY303740. Council Tax Band E. Flood Risk, very low. Mains services. Broadband, Basic 6 Mbps, Superfast 48 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability, Sky and BT



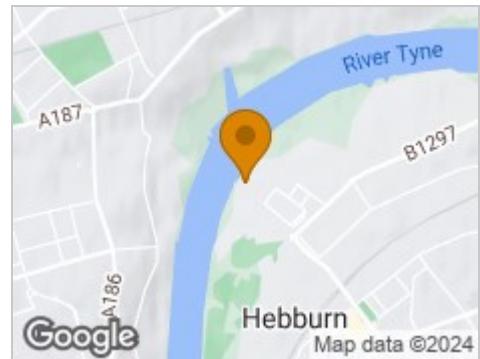
Road Map



Hybrid Map



Terrain Map



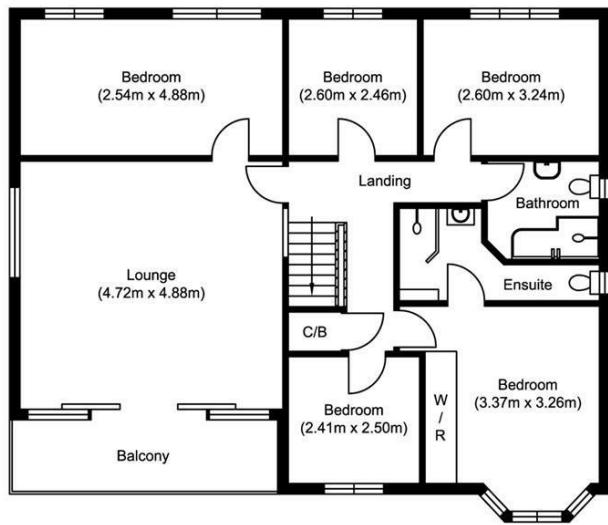
Floor Plan

ColinLilley
ESTATE AGENTS

Total Approx Floor Area 2015.75 sq. ft. (187.27 sq. m)



Ground Floor
Approximate Floor Area
1036.99 sq. ft.
(96.34 sq. m)



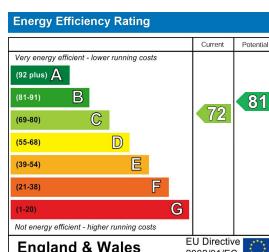
First Floor
Approximate Floor Area
978.76 sq. ft.
(90.93 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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