



## 36 Hutton Row

Westoe Crown Village South Shields, NE33 3PB

**£284,950**



A fantastic opportunity to purchase a home of high quality fixtures and fittings having been well maintained, improved and with a wonderful large rear garden area which is rare on this popular development. This End Link home of the popular Siesta design but with a much larger garden offers three bedrooms with the main bedroom having fitted wardrobes and an ensuite shower room, a family bathroom, two further bedrooms, one with fitted wardrobes, two reception rooms with a lovely rear conservatory overlooking the gardens. Benefits include double glazing, gas central heating, oak wood flooring and a beautiful re fitted kitchen and utility room with granite work surfaces and a useful cloaks WC. There's allocated parking in a secluded car park. Viewing essential



## Entrance hall

Via a composite front door, stairs to the first floor, double doors to the dining room, oak floor and a radiator

## Cloaks WC

Wash basin and WC, oak floor, spot lights and a radiator

## Living room

Fire surround with an electric fire, oak floor and two radiators

## Dining room

French doors to the conservatory, oak floor and a radiator

## Conservatory

French doors to the garden, oak floor

## Kitchen

Fitted with wall and base units topped with granite work surfaces and housing an under bench sink, gas hob with double oven under and filter hood over, integrated fridge freezer and dishwasher, tiled splash backs, oak floor, spot lights and under unit lighting, radiator

## Utility

Fitted with wall and base units topped with granite work surfaces, integrated washer, tiled splash backs, spot lights, oak floor and a radiator

## First floor

Landing with built in cupboard and a radiator. There is loft access via hatch and ladder

## Bedroom 1

Fitted wardrobes, radiator

## En suite

Shower enclosure with mixer shower, a range of vanity units housing the wash basin and WC, tiled walls and floor, chrome towel radiator

## Bedroom 2

Fitted wardrobes, radiator

## Bedroom 3

Radiator

## Bathroom

The family bathroom with a three piece suite of a bath with mixer shower tap, vanity units housing a wash basin and WC, tiled walls and floor, chrome towel radiator

## External

A generous ornate rear garden with hard landscaping and mature planting with block paved and slate shale areas. There is a secure and useful good sized brick built shed/outhouse with a PVCu door and an outside tap. Allocated parking bay to the rear car parking area.

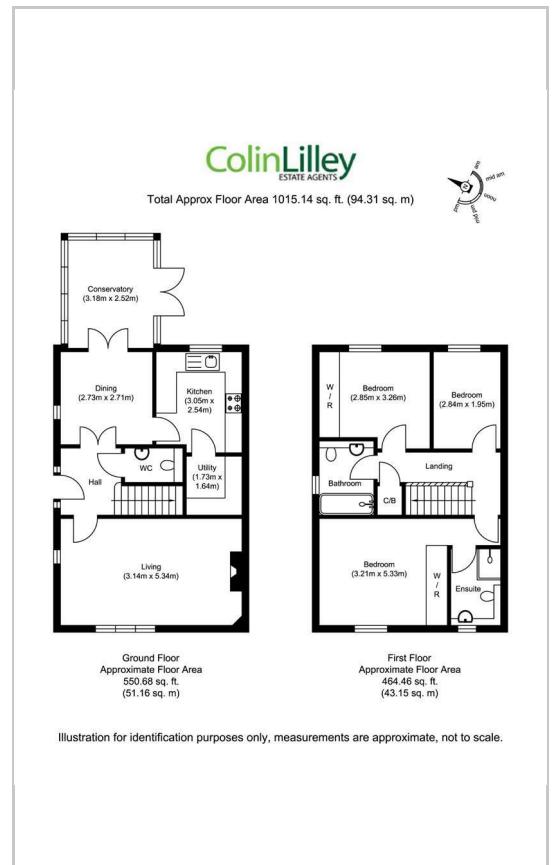
## Note

Freehold Title, Council Tax Band C. Mains Services Connected. Flood Risk very low. Broadband Basic 13 Mbps, Superfast 67 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre Tv Availability BT and Sky. Mobile Coverage O2 likely, Vodafone, EE and Three limited.

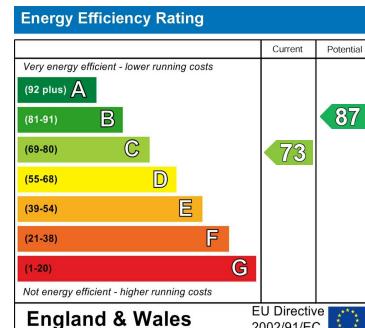
## Area Map



## Floor Plans



## Energy Efficiency Graph



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