ColinLilley
ESTATE AGENTS



9 Wylam Close

South Shields, NE34 0ES

£350,000

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Entrance porch
Through to

Entrance hall
Stairs to the first floor, cupboard under and a radiator

Living room
Feature fire surround with a gas fire, radiator and open through to:

Dining room
With a door through to the conservatory

Conservatory
A good sized conservatory with a door to the garden, tiled floor

Kitchen breakfast room
Fitted with a range of wall and base units with work surfaces housing a sink unit, gas hob, double oven, tiled splash backs and laminate floor

Utility
Plumbed for a washer, central heating boiler and door to the garden

Cloaks WC
Wash basin and WC

First floor
Landing

Bedroom 1
Built in wardrobes and mirrored sliding doors, radiator

Bedroom 2
Free standing wardrobes, radiator

Bedroom 3
Stairhead cupboard and a radiator. There is loft access via hatch and ladder with the loft being fully boarded for storage.

Bedroom 4
Radiator

Bedroom 5
Built in wardrobes , radiator

Shower room
A step in shower area with a mixer shower having both drencher and spray shower heads, wash basin, built in airing cupboard with a small radiator, clad walls and a towel radiator

Separate WC
WC

Garage
Ideal for extra storage, the garage has an electric roller door, a tap, power and light

External
Gardens to the front with a block paved drive for off street parking. To the rear are mature gardens with lawns, patio areas, a garden shed, external tap and side access to the front.

Tel: 01914569499

Note

Freehold Title, Council Tax band E, Mains Services Connected, Flood Risk very low. Broadband Basic 7 Mbps, Superfast 52 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Three and EE likely, Vodafone limited









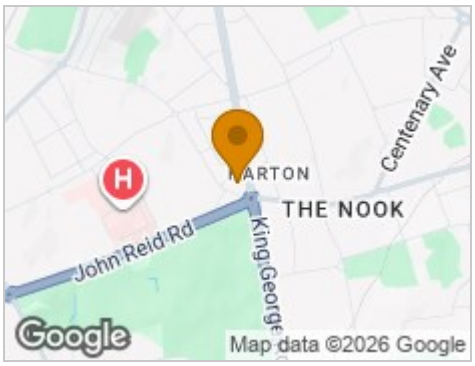
Road Map



Hybrid Map



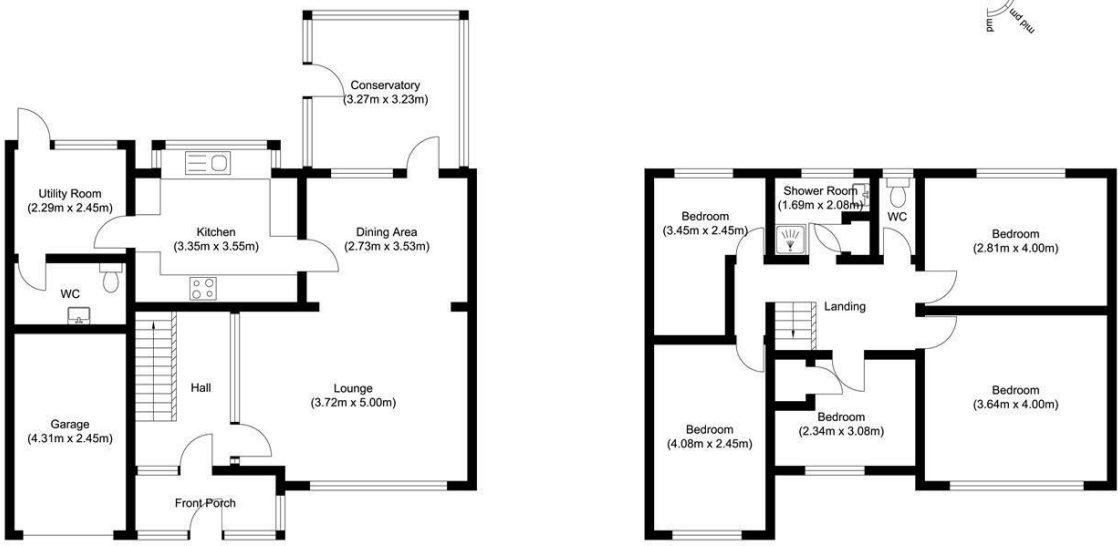
Terrain Map



Floor Plan

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Total Approx Floor Area 1655.00 sq. ft. (153.80 sq. m)



Ground Floor
Approximate Floor Area
930.00 sq. ft.
(86.40 sq. m)

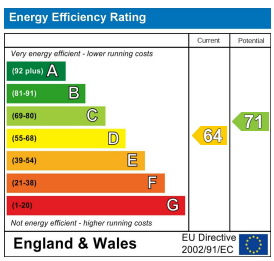
First Floor
Approximate Floor Area
726.00 sq. ft.
(67.40 sq. m)

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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