



44 Grosvenor Road

South Shields, NE33 3QG

Offers Around £529,995





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## Entrance vestibule

Via a composite front door and with a tiled floor through to a period glazed door and panels to the hall

## Entrance hall

A beautiful large and impressive entrance hall with sweeping staircase to the first floor, hardwood floor and a radiator

## Cloaks WC

Wash basin and WC, hardwood floor

## Living room

The principal reception room to the front of the home with a bay window, period Louis Adam style white marble fire surround with an electric stove effect fire, ceiling mouldings and coving, hardwood floor and radiators

## Sitting room

To the rear of the home with a period style fire surround and original French door and stained glass panelling through to the sun room. This reception room is an ideal entertainments space with ceiling coving, decorative frieze and wall mouldings, laminate floor and radiator

## Sun room

Tiled floor and French doors to the garden and through to the kitchen.

## Dining room

A lovely sized dining room with built in cupboard

which gives access to a cellar area, great for additional storage. The room has a mantel shelf to the chimney breast, hardwood floor and a radiator

## Kitchen

Fitted with a range of wall, base units and granite work surfaces housing an under bench sink, tiled splash backs and a tiled floor, space for appliances and a kick space heater.

## First floor

An impressive landing with return sweeping staircase to the second floor and a large window allowing the light to flood in.

## Bedroom 1

A large main bedroom with an ample range of fitted wardrobes and dresser unit, coving and a radiator

## Bedroom 2

Feature fire surround, coving and a radiator

## Bedroom 3

A double bedroom to the rear of the home with coving and a radiator

## Bathroom

A superb fitted and tiled bathroom with a five piece bathroom suite comprising a bath, bidet, a range of vanity storage units housing a wash basin and WC, a wet walk in shower area with mixer shower having a drencher shower head. 3/4 tiled walls and tiled floor, radiator

Tel: 01914569499

## Second floor

Landing with loft access

## Bedroom 4

To the rear with a dormer window and great views, period fireplace with cast insert, radiator

## Bedroom 5

To the front with a radiator

## Bedroom 6

To the rear with a dormer window and great views, period fireplace with cast insert, radiator

## Bathroom

Corner jacuzzi bath with mixer shower tap, wash basin and WC, part tiled walls, laminate floor and a radiator

## Garage

A large double garage set to the rear of the garden plot and with access to the rear lane. The garage has double courtesy doors to the garden. There is a printed concrete drive to the front providing ample off street parking.

## External

Great sized garden plot having a Southerly aspect and with decking and paved patio areas positioned to catch the summer sun through various times of the day. There are lawns and a brick outhouse

## Note

Freehold Title, Council Tax Band F, Mains Services connected. Flood Risk none, Broadband Basic 13 Mbps, Superfast 73 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT, Sky and Virgin

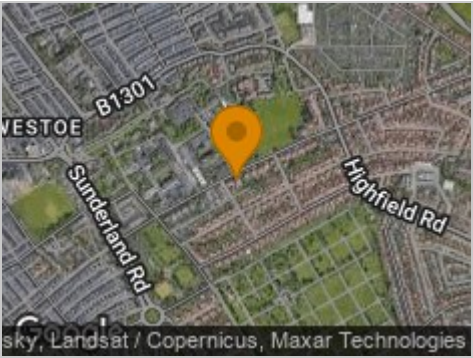




Road Map



Hybrid Map



Terrain Map



Floor Plan

Total Approx Floor Area 3515.00 sq. ft. (326.60 sq. m)

Ground Floor  
Approximate Floor Area  
1369.00 sq. ft.  
(127.20 sq. m)

First Floor  
Approximate Floor Area  
1073.00 sq. ft.  
(99.70 sq. m)

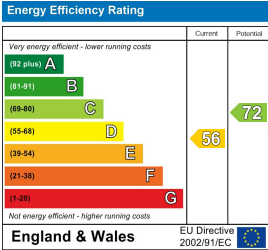
Second Floor  
Approximate Floor Area  
1073.00 sq. ft.  
(99.70 sq. m)

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.