



163 Harton House Road

South Shields, NE34 6EA

£279,950



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Entrance hall

Via a composite front door, Karndean floor and a built in cloaks cupboard.

Living room

A lovely contemporary lounge with stairs to the first floor. There is a feature slate slip tiled chimney breast housing an electric stove fire, spot lights, electric day night window blinds, spot lights, Karndean floor with under floor heating.

Kitchen diner family room

Superbly well appointed and fitted with a Terry Lynn designed kitchen with Neff appliances. Extended to the rear, the family area has bi fold doors with Sanderson blinds leading to the garden. There's Silestone granite finish work surfaces, a contemporary range of wall and base units with central dining island. Housed is an under bench sink, Induction hob with filter hood over. double ovens, fridge freezer and dishwasher, wine chiller, spot lights and Karndean floor with under floor heating.

Utility

A great additional space with units having Silestone granite finish work surfaces and space for appliances, Karndean floor.

Cloaks WC

A stylish cloakroom with wall hung WC and a vanity unit with wash basin, tiled walls and Karndean floor

First floor

Landing with large double built in cupboard, loft access

Bedroom 1

To the front with wardrobes and sliding doors, spot lights and radiator

En suite

A superb en suite shower room with shower having both drencher and hair washing shower heads, wall hung wash basin, WC, tiled walls and floor, spot lights and radiator

Bedroom 2

To the rear with wardrobes having sliding doors, spot lights, plantation window shutters, radiator

Bedroom 3

To the rear with wardrobes having sliding doors, spot lights, plantation window shutters and a radiator

Bathroom

A beautiful stylish bathroom with a bath having mixer bar shower over with both drencher and hair washing shower heads, shower screen, wall hung WC and a floating style large vanity unit with wash basin, tiled walls and floor with under floor heating, Anthracite towel radiator

External

To the front is a double block paved drive for off street parking whilst to the rear are enclosed

gardens with Indian stone patio and synthetic grass for ease of maintenance. There is external power, planting to beds and a garden shed

Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk none. Broadband Basic 6 Mbps, Superfast 77 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT and Sky. Mobile Coverage O2, Vodafone, EE and Three likely.



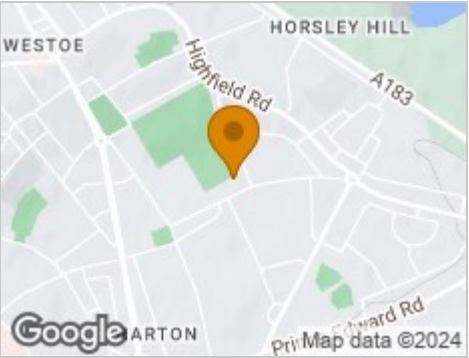
Road Map



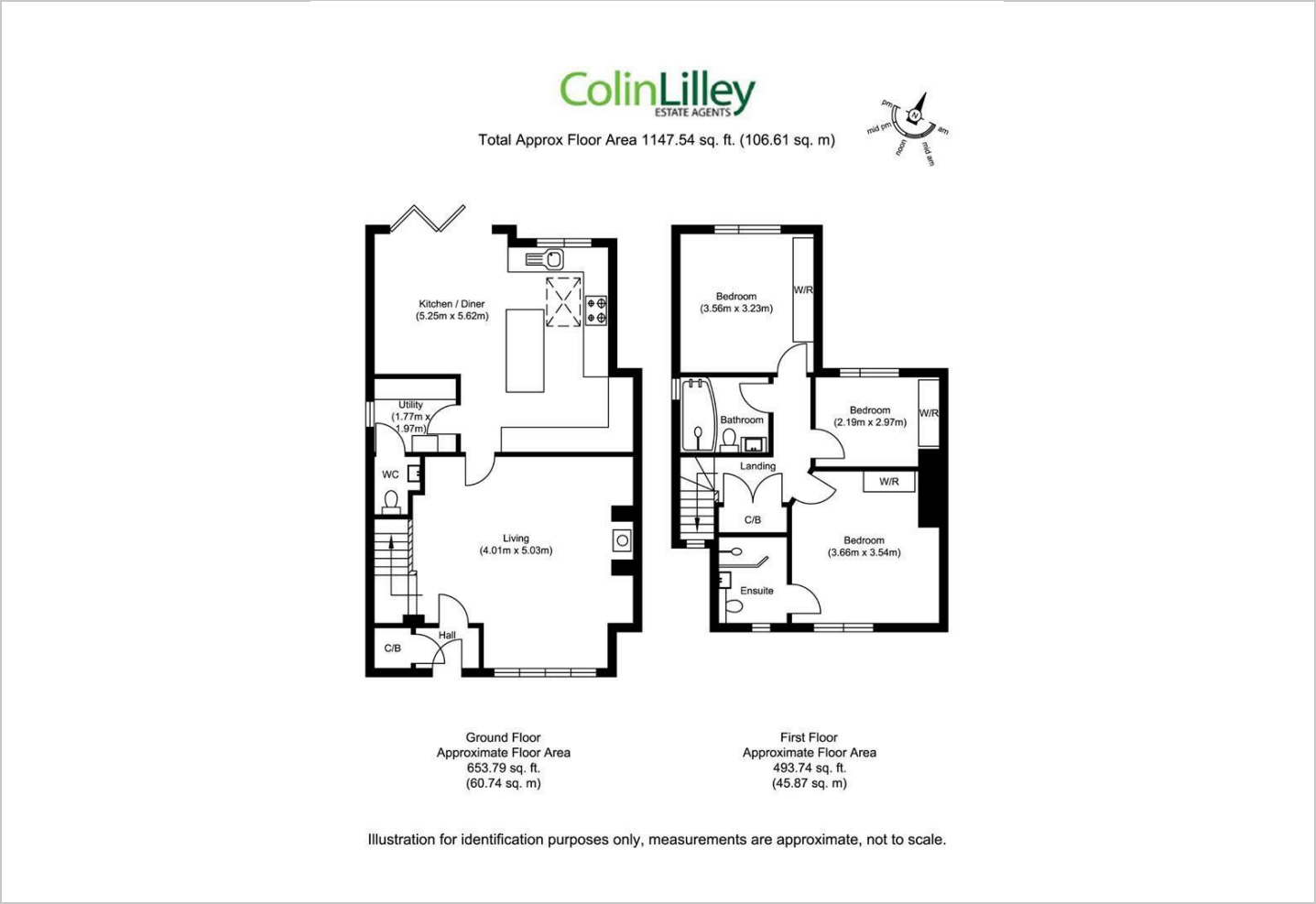
Hybrid Map



Terrain Map



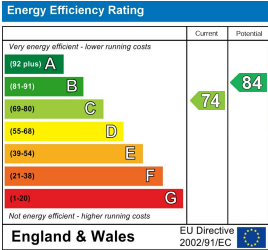
Floor Plan



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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