Colin Lilley
ESTATE AGENTS



43 Lawe Road

South Shields, NE33 2EU

£365,000

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Entrance lobby
Via a composite front door and through to the entrance hall

Entrance hall
In the hall there are large free standing cloaks storage cupboards and a built in cupboard with stairs leading to the first floor landing and half landing. From this lovely open landing the return stairs lead to the second floor.

Lounge dining room
Across the front of the home and with a lovely large bay window with panoramic coastal views and out over the North Marine Park. There is a wonderful black granite fire surround with a large, recently installed log burner. Added character comes from elegant coving and a ceiling rose. A safety window gives access to a Juliet balcony

Kitchen breakfast room
A superb large space with a bespoke NBi fitted kitchen topped with quartz work surfaces with a central breakfasting island. Housed is an under bench sink with Quooker boiler tap, integral microwave oven, coffee machine, free standing Rangemaster double oven with six burner gas top, filter hood over, full size larger fridge and freezer, wine chiller, dishwasher and washer dryer. There is a composite stable door to the rear external stair that leads down to the private yarden and parking

Cloaks WC
Wall hung corner vanity unit with wash basin, WC, Baxi central heating boiler being approximately five years old

Sitting room/bedroom 4
A versatile room to the side of the home with wonderful views towards Tynemouth. There is an exposed brick chimney breast and coving.

Walk in storage room
A lovely large walk in storage room with wood floor and fitted with a range of wardrobes providing ample storage

Second floor
Half landing and return stairs with a range of fitted wardrobes to the landing and with a lovely wood floor

Bedroom 1
To the front with a large bay window to take in the panoramic views, feature chimney breast fireplace, wood floors and exposed beams

Bedroom 2
To the side with a dormer window with great views, eaves loft access and a wood floor

Bedroom 3
Built in wardrobe, super front views, wood floor

Bathroom
An impressive large bathroom with a bath having a mixer shower tap, separate walk in shower

area with drencher shower head, his and hers twin wash basins, bidet and WC. There is a wood flooring and mosaic wall tiling, spot lights and a towel radiator

External

To the rear is an electric roller door giving access to a paved yarden with rendered walls providing secure off street parking. To the front is a walled and paved forecourt patio garden to enjoy the morning sun and take in the views.

Note

Freehold Title of 43 Lawe Road and 82 Julian Avenue, subject to the reciprocal lease of 82 Julian Avenue currently 99 years from 1983 but being extended. Council Tax Band D, Mains Services Connected, Flood Risk very low. Broadband Basic 15 Mbps, Superfast 69 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, EE and Three limited.





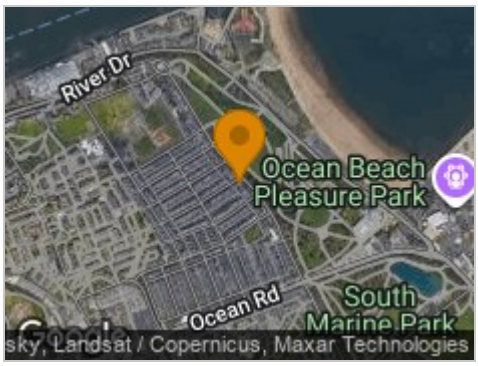




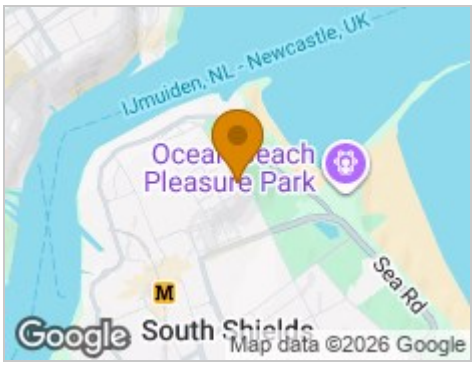
Road Map



Hybrid Map



Terrain Map



Floor Plan

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Total Approx Floor Area 2502.00 sq. ft. (232.40 sq. m)



First Floor
Approximate Floor Area
1248.61 sq. ft.
(116.00 sq. m)

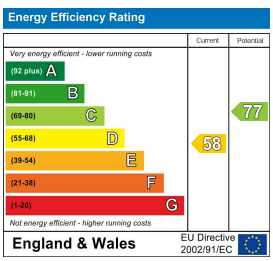
Second Floor
Approximate Floor Area
1252.91 sq. ft.
(116.40 sq. m)

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



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