



## 16 Warwick Road

South Shields, NE33 4TR

**£224,950**



Ideal for families and couples in this sought after location, close to good schools, facilities and parks this delightful Mid Terraced Home presents an excellent opportunity for families and professionals alike. Boasting two spacious reception rooms, and a super large kitchen diner, this home offers ample space for relaxation and entertaining guests. There are three well-proportioned bedrooms, a large bathroom with four piece suite and benefits that include neutral décor, light and airy rooms with period features, gas central heating and double glazing. Outside is a South West aspect yard with block paving, timber clad walls and an up and over door for vehicle access if required. In addition to the beautiful interior decoration and upgrades, the home comes with a new roof. Don't miss your chance to make this charming property your new home.



## Entrance lobby

Via a composite front door and through to

## Entrance hall

Stairs to the first floor with built in under stairs cupboard, laminate floor and a radiator

## Living room

With a bay window, feature fire surround, ceiling rose and coving, laminate floor and a radiator, double doors through to

## Sitting/dining room

Set to the rear this versatile room has a ceiling rose and coving, laminate floor and a radiator

## Kitchen/diner

A great sized room with wall, base units and worksurfaces with fitted dining/breakfasting table area. Housed is a sink unit, gas hob with filter hood over, oven and microwave, tiled splash backs and space for appliances, laminate floor and a radiator

## First floor

Landing and half landing, period storage cupboards.

## Bedroom 1

To the rear of the home with a radiator

## Bedroom 2

Laminate floor and a radiator

## Bedroom 3

Laminate floor and a radiator

## Bathroom

A large bathroom with four piece suite comprising a bath, wash basin and WC, separate shower enclosure with mixer shower having both drencher and hair washing shower heads, half tiled walls, LVT floor and a radiator

## External

An enclosed rear South West sun trap yard with block paving, timber clad walls, up and over garage door, external, light, power and water tap.

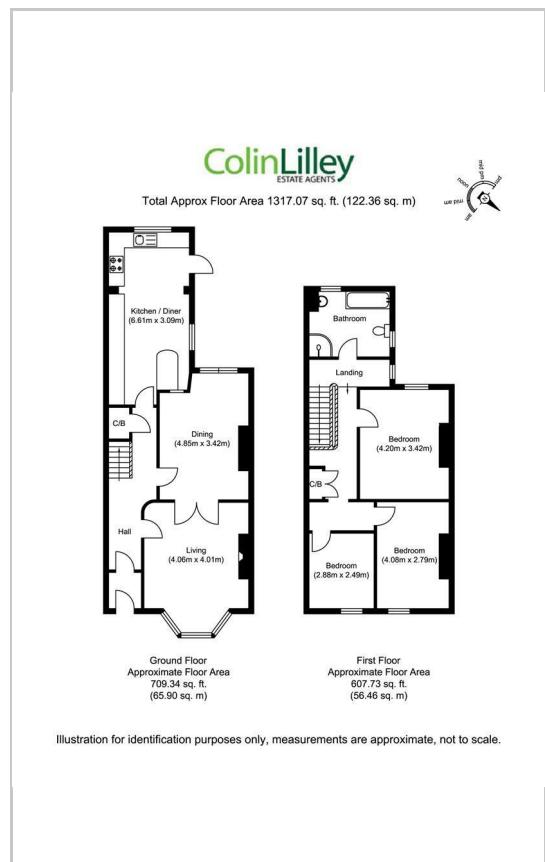
## Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very low, Broadband Basic 12 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT and Sky, Mobile Coverage O2 and Three likely, Vodafone and EE limited.

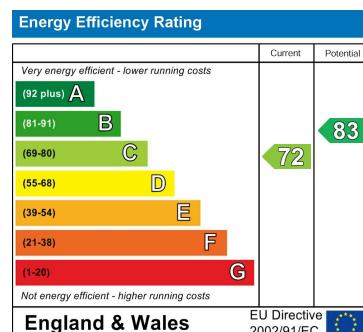
## Area Map



## Floor Plans



## Energy Efficiency Graph



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