



22 Prensgarth Way

South Shields, NE34 9HD

Open To Offers £267,500



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Entrance hall

A glazed entrance porch opens to the hall with stairs to the first floor, radiator

Living room

Extended to the front with a large window, feature fire surround with an electric fire, ceiling rose and coving, two radiators

Kitchen diner

Base units and work tops, requiring a full renovation but would make a lovely kitchen diner with patio doors to the garden and a built in storage cupboard. there is a sink and an electric hob with oven under, radiator and open through to the sun room

Sun room

With patio door to the garden, radiator and door to the original garage

First floor

Landing and inner hall to the extension bedroom and en suite. There is a built in cupboard

Bedroom 1

the extension bedroom over the larger garage with spot lights and two radiators

En suite

A superb sized en suite bathroom with a large chromatherapy spa bath with inset shower, vanity unit with wash basin, WC, tiled walls and floor, chrome towel radiator

Bedroom 2

Radiator

Bedroom 3

Radiator

Bedroom 4

Radiator

Bathroom

Corner spa bath with mixer shower over, wash basin and WC, tiled walls and tiled floor, radiator

Garage

The original garage with up and over door and internal access from the sun room

Garage

A larger extension garage with an insulated electric roller door and courtesy door to the rear.

External

Superb large block paved drive providing ample vehicle parking and off street standage for campervan or caravan etc. There are gardens to the rear with a pond and paved patio area.

Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 3 Mbps, Ultrafast 1000 Mbps. Satellite /Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone, EE and Three all likely



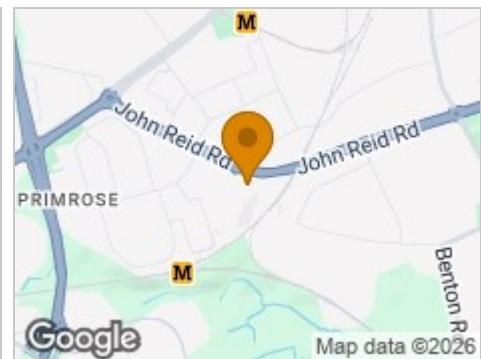
Road Map



Hybrid Map



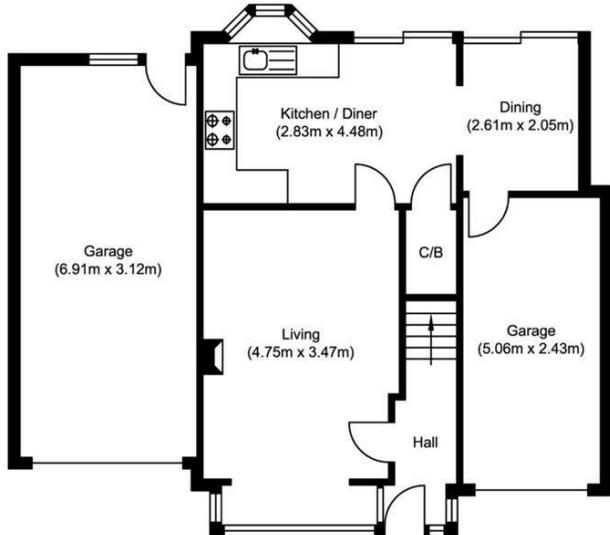
Terrain Map



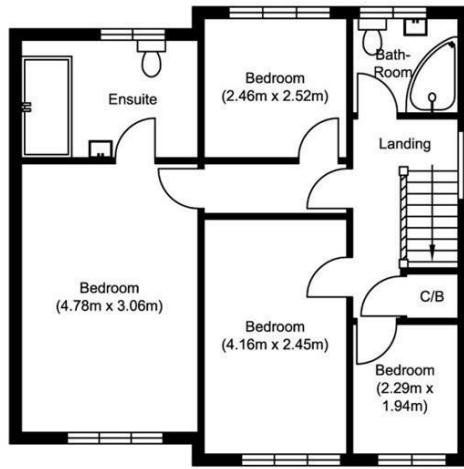
Floor Plan

ColinLilley
ESTATE AGENTS

Total Approx Floor Area 1416.31 sq. ft. (131.58 sq. m)



Ground Floor
Approximate Floor Area
817.41 sq. ft.
(75.94 sq. m)



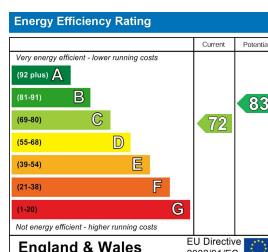
First Floor
Approximate Floor Area
598.90 sq. ft.
(55.64 sq. m)

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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