



14 Grasmere Gardens

South Shields, NE34 0DZ

£295,000



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Entrance hall

Via a composite front door and through to the hall with stairs to the first floor, built in cupboard, laminate floor and a radiator

Living room

Feature fire surround with a gas fire, bay window and radiator, open through to

Dining room

Patio door to the rear garden

Kitchen

An L shape kitchen fitted with wall and base units with work surfaces housing a sink unit, filter hood, space for appliances, tiled splash backs and a tiled floor, French doors to the garden, radiator

First floor

Landing.

Bedroom 1

Fitted wardrobes to the alcoves, radiator

Bedroom 2

Fitted wardrobes to the alcoves, pelmet style ceiling with spot lights, radiator

Bedroom 3

Stairhead storage, laminate floor and a radiator

Bathroom

A lovely sized neat and simple modern bathroom with a three piece suite comprising a P shape shower bath with mixer shower tap having both

drencher and spray shower heads, shower screen and clad surround, wash basin and WC, spot lights and a towel radiator. The loft access is in the bathroom, comes with a ladder and is fully boarded.

Garage

A large single garage with up and over door and courtesy door to the garden. The garage is set to the rear and has access via Buttermere Gardens

External

To the front of the home is a double block paved drive for off street parking, whilst the rear gardens have a patio area and decking, mature planting and a garden shed. There is a hardcore drive with rear access for additional vehicle parking if required.

Note

Long Leasehold Title 999 years from 1925. Ground Rent £5 pa. Council Tax Band C, Mains Services Connected, Flood Risk very Low, Broadband Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone and EE likely, Three limited



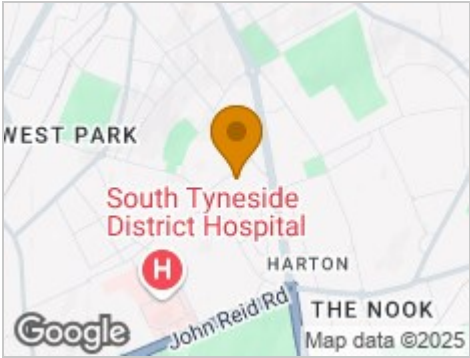
Road Map



Hybrid Map



Terrain Map



Floor Plan

Total Approx Floor Area 946.47 sq. ft. (87.93 sq. m)

Ground Floor
Approximate Floor Area
492.01 sq. ft.
(45.71 sq. m)

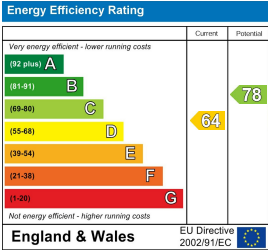
First Floor
Approximate Floor Area
454.45 sq. ft.
(42.22 sq. m)

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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