



6 Armstrong Avenue

South Shields, NE34 6NW

£550,000



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Entrance lobby

Via a composite front door, porcelain floor tiles and a radiator, through to

Entrance hall

Stairs to the first floor with cupboard under, porcelain floor tiles, spot lights, radiator and open into the kitchen diner.

Cloaks WC

Wash basin and WC, tiled splash backs and tiled floor, spot lights.

Living room

A superb living room, comfortable and neutrally presented having a bay window with shutters, an oak mantel beam over a multi fuel burning stove, alcove display unit, herringbone pattern floor, ceiling mouldings and coving, radiator

Kitchen diner

The absolute heart of the home and a stunning area to live in and enjoy with its South West aspect over the garden via two sets of large bifold doors. This open plan space is divided into a kitchen dining area and sitting area separated via a chimney breast with exposed brickwork and a through fireplace housing a multi fuel burning stove. The focal point is the contemporary styled kitchen with a central island unit with breakfast bar and plinth lighting housing a sink unit with mixer spray tap, a Neff induction hob and drawer units. The full height kitchen units house integrated Neff appliances and include a fridge

and freezer, three Neff ovens being a mix of fan, microwave and steam oven, There is a period fire surround with gas fire, porcelain floor tiling and contemporary radiators. Opening through to:

Sitting area

Overlooking the garden through large bifold doors bringing the outside in, this is a lovely living space with porcelain floor tiling and a contemporary radiator

First floor

Landing with loft access via hatch and ladder. We are informed the loft is around 70% boarded.

Bedroom 1

The luxurious main bedroom with feature panelled effect wall, window shutters and a cast fireplace, radiator. There is a Jack and Jill door to bedroom 4 which is currently used as a dressing room

Bedroom 4/dressing room

Window shutters and a radiator

Bedroom 2

A great sized bedroom with feature panelled wall, a range of fitted wardrobes with bedside drawers, window shutters and cast style radiator

Bedroom 3

Fitted wardrobes, window shutters and a radiator

Bathroom

Timeless in colour and design, this four piece

Tel: 01914569499

bathroom comes with a tiled floor and half tiled walls, has a bath, wash basin and WC, step in shower area with both drencher and spray shower heads, storage cupboards and a large towel radiator

Home office

Constructed to the rear of the garage and with its own outside door for access, this invaluable home office room comes with a laminate floor and an electric heater.

Garage

The remainder of the garage is ideal for storage of bikes, garden furniture etc and comes with an up and over door.

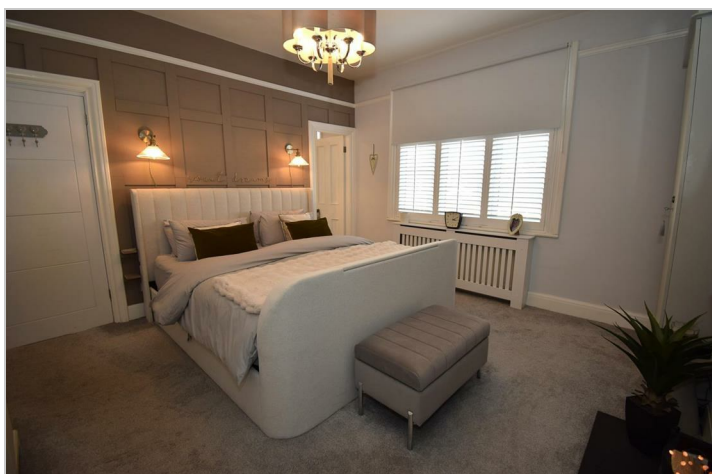
External

Sublime South West facing garden aspect with various seating areas and stone paved patios, new fencing, simple contemporary border planting and synthetic grass for fuss free maintenance, outside tap and lighting. To the front is a double gravel drive and front garden with

planting and synthetic grass, side gate for access, external lighting.

Note

Freehold Title, Council Tax Band D, Mains Services Connected, Flood Risk none. Broadband Basic 12 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 likely, Vodafone, Three and EE limited.



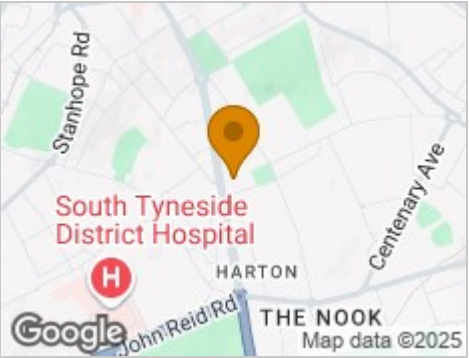
Road Map



Hybrid Map



Terrain Map



Floor Plan

ColinLilley
ESTATE AGENTS

Total Approx Floor Area 1810.05 sq. ft. (168.16 sq. m)

Sitting Room
(2.65m x 4.14m)

Kitchen / Diner
(4.57m x 7.53m)

Living
(4.30m x 4.86m)

Hall

Office
(2.33m x 2.50m)

Garage
(2.71m x 2.75m)

Ground Floor
Approximate Floor Area
993.83 sq. ft.
(92.33 sq. m)

Bedroom
(2.76m x 4.14m)

Bedroom
(4.03m x 4.29m)

Bedroom
(4.41m x 4.30m)

Bedroom
(2.90m x 3.14m)

Bathroom

W/R

W/R

W/R

W/R

Landing

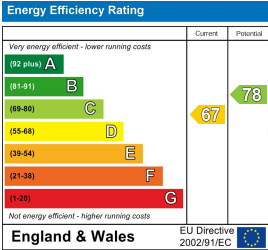
First Floor
Approximate Floor Area
816.22 sq. ft.
(75.83 sq. m)

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.