ColinLilley
ESTATE AGENTS

8 High Trees

South Shields, NE34 8EW

£350,000

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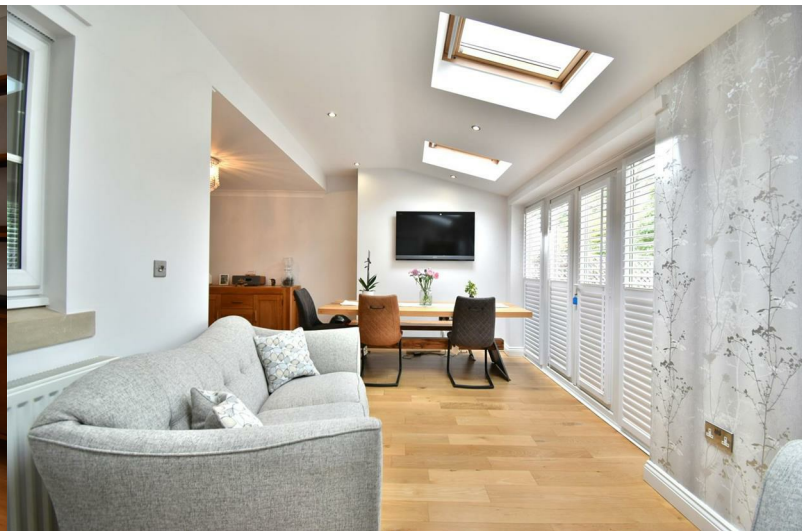

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Entrance hall
Via a new composite front door, Oak floor, stairs to the first floor, built in cupboard, spot lights and radiator

Cloaks WC
Wash basin and WC, spot lights, oak floor and radiator

Living room
14'8" x 10'8" (4.46 x 3.25)
Polished stone fire surround with electric fire, window shutters, oak floor, spot lights radiator and glazed double doors to

Dining family room
Dining space measures 3.25 x 2.92. Family space measures 5.67 x 2.15 This dining room has been extended out and across the full width of the home to provide a family room with French doors to the garden with beautiful window shutters adding style and character, velux sky lights, spot lights, oak floor and radiators. There is a new composite door to the garage

Kitchen
10'2" x 8'1" (3.11 x 2.47)
Extensively fitted with a range of wall, base units and granite work surfaces housing an under bench sink unit, gas hob with double oven under and extractor over, integral washer, dishwasher , fridge and freezer, spot lights, oak floor and radiator

First floor
Landing with spot lights, loft access via ladder with boarding, airing cupboard.

Bedroom
9'4" x 8'9" (2.84 x 2.66)
The main bedroom with a good range of fitted wardrobes and storage, window shutters, radiator

En suite
Large shower enclosure with mixer shower, wash basin and WC, part mirrored wall, part tiled walls, spot lights and towel radiator

Bedroom
10'4" x 8'5" (3.15 x 2.57)
Window shutters, radiator

Bedroom
10'10" x 7'1" (3.29 x 2.17)
Fitted wardrobes and storage, window shutters, radiator

Bathroom
A white suite of bath, vanity wash basin and WC, part mirrored wall, tiled floor and walls, spot lights and towel radiator

Garage
16'7" x 8'8" (5.06 x 2.63)
An attached garage with access through a roller door and with courtesy door to the home, power and light

Tel: 01914569499

External

Front drive for parking in front of the garage. Electric car charging point. Enclosed rear gardens with paved patio for ease of maintenance, external lighting and tap.

Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 4 Mbps, Superfast 80 Mbps, Satellite Tv Availability BT and Sky. Mobile Coverage O2, Vodafone, EE and Three all likely.

Road Map

Hybrid Map

Terrain Map

Floor Plan

Ground Floor
Approximate Floor Area
741.52 sq. ft.
(68.89 sq. m)

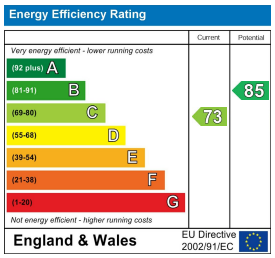
First Floor
Approximate Floor Area
412.79 sq. ft.
(38.35 sq. m)

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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