



12 Harbour View

South Shields, NE33 1LR

Offers Around £414,950



12 Harbour View

South Shields, NE33 1LR

Offers Around £414,950



Entrance hall

Via PVCu double doors, stairs to the first floor, radiator and door to the garage

Shower room

A very useful and convenient shower room fitted by KB interiors with a shower enclosure having mixer bar shower, space saving combined Wc and wash basin unit, clad walls and spot lights.

Bedroom 4

A ground floor bedroom fitted by KB interiors with a range of wardrobes, patio doors to the garden, radiator

Utility

Fitted with base unit and worktops with tiled splash backs housing a sink unit, recently installed Worcester Bosch central heating boiler with 10 year residue of a 12 year guarantee, laminate floor and plumbed for appliances.

First floor

Landing with return stairs to the second floor

Living room

An impressive L shape room with aspect and views of the River Tyne through patio doors and a glazed balcony. The room has a polished stone fire surround with an electric fire, radiators and double doors through to the dining room

Dining room

Set to the rear and open to the kitchen, the dining

area has patio doors to a rear facing balcony, radiator and arch to the kitchen

Kitchen

A range of wall and base units with oak doors and contrasting work surfaces housing a sink unit, induction hob with filter hood over and oven under, integral fridge freezer and dishwasher, tiled splash backs and a tiled floor

Second floor

Landing with spot lighting, loft access via ladder and with a light.

Bedroom 1

To the front with views of the River Tyne, a range of fitted wardrobes with mirrored doors, radiator

En suite bathroom

A full en suite bathroom with a bath having an electric shower over and shower screen, vanity units housing a wash basin and WC, tiled walls and floor, spot lights and a towel radiator

Bedroom 2

Fitted wardrobes and bedside cabinets, radiator

Bedroom 3

Fitted wardrobes and desk/storage, built in cupboard, radiator

Shower Room

A shower enclosure with mixer bar shower, wash basin and WC, tiled walls and floor, towel radiator

Garage

A large single garage with electric roller door, light, power and courtesy door to the ground floor hall

External

To the front is a printed concrete drive with car parking for 3 cars and with armour post protection. At the rear, an enclosed South aspect garden has decking and a fenced boundary.

Note

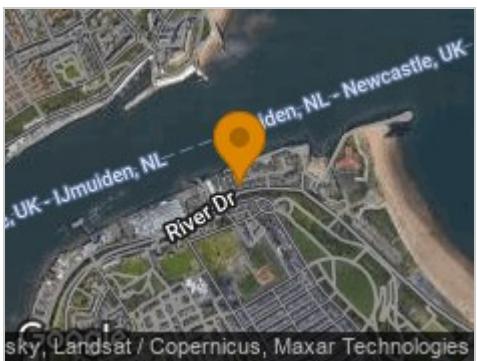
Freehold Title. Council Tax Band D, Mains Services Connected, Flood Risk none. Broadband Basic 8 Mbps, Superfast 80 Mbps. Satellite / Fibre TV Availability BT and Sky. Mobile Coverage EE, Vodafone and O2 likely, Three limited.



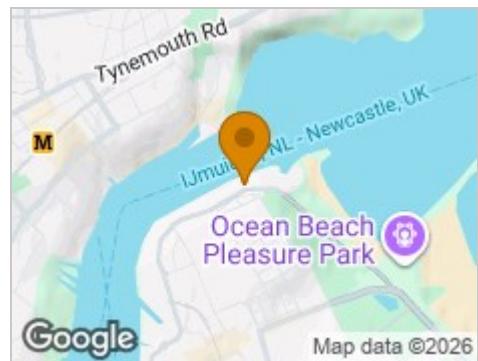
Road Map



Hybrid Map



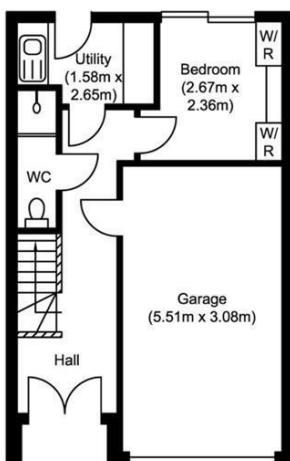
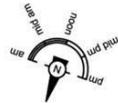
Terrain Map



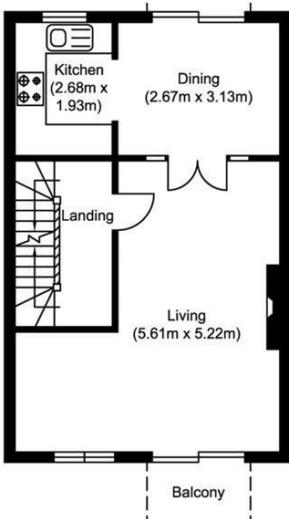
Floor Plan

ColinLilley
ESTATE AGENTS

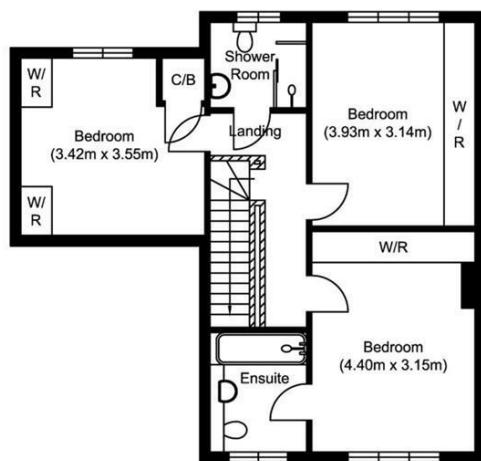
Total Approx Floor Area 1545.15 sq. ft. (143.55 sq. m)



Ground Floor
Approximate Floor Area
462.74 sq. ft.
(42.99 sq. m)



First Floor
Approximate Floor Area
475.87 sq. ft.
(44.21 sq. m)



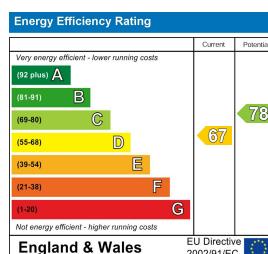
Second Floor
Approximate Floor Area
606.54 sq. ft.
(56.35 sq. m)

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



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.