Colin Lilley
ESTATE AGENTS



158 Grosvenor Road

South Shields, NE33 3HS

£310,000

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Well situated close to the coast and with a southerly aspect rear garden with patios, we are delighted to present this Semi Detached Dormer bungalow with versatile accommodation currently two bedrooms, one on the ground floor, two reception rooms, sun room, kitchen breakfast room and a first floor shower room with separate WC. Well loved, cared for and maintained, the home comes with a full block paved frontage and drive to a detached garage with electric door, has gas central heating, double glazing and offers great scope to sympathetically alter and update to your own specification. Viewing is essential to fully appreciate the space, accommodation and this lovely garden aspect.







Entrance hall
Stairs to the first floor with a tiled floor and a radiator

Cloaks WC
Cloaks WC

Living room 12'9" x 11'8" (3.90 x 3.57)
Feature fire surround with an electric fire, bay window and radiator

Lounge 12'2" x 11'10" (3.73 x 3.63)
Feature fire surround with a gas fire, radiator and open through to a sun room

Sun room 9'4" x 6'6" (2.86 x 2.00)
Overlooking the southerly aspect gardens

Kitchen breakfast room 14'7" x 12'7" (4.45 x 3.86)
Fitted with wall and base units housing a sink, gas hob with filter over, eye level oven, breakfast bar area, space for appliances, tiled floor, French doors to the garden and a radiator

Bedroom 1 11'11" x 9'4" (3.65 x 2.86)
A range of wardrobes with storage, bay window and a radiator

First floor
Landing with eaves level loft access

Bedroom 2 13'6" x 11'3" (4.13 x 3.45)
Dormer window to the front, fitted wardrobes and drawer units with dresser, radiator

Shower room
Shower enclosure with a mixer shower, vanity unit with wash basin, tiled walls and floor, radiator

Separate WC
WC and tiled walls

Garage 18'10" x 9'4" (5.75 x 2.86)
A detached garage with an electric roller door and courtesy door to the garden, power and light

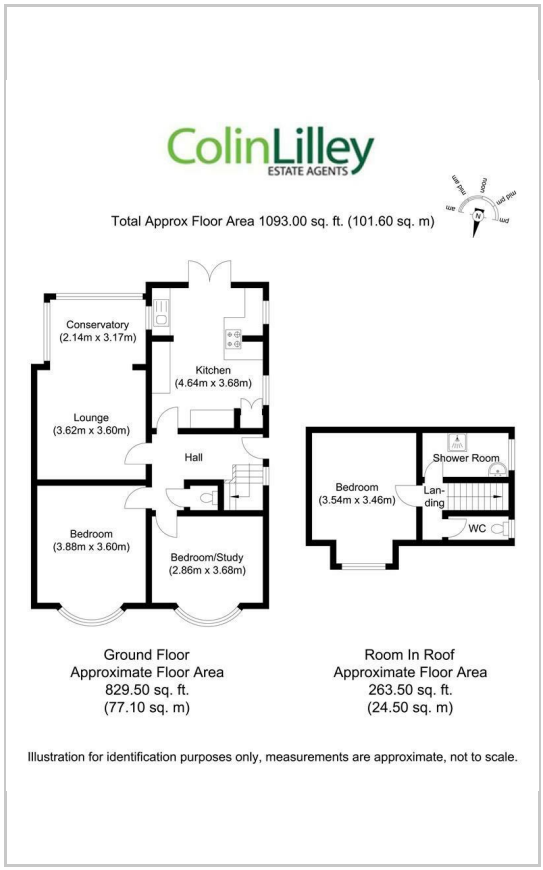
External
Lovely block paved frontage and drive for ample off street parking, whilst to the rear, the southerly aspect gardens have two patio areas, synthetic grass for easy maintenance, summerhouse, greenhouse and an outside tap

Note
Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low, Broadband Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin, Mobile Coverage O2 and Vodafone likely, Three and EE limited.

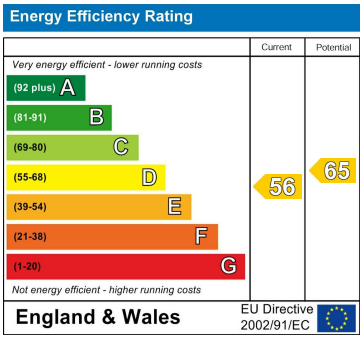
Area Map



Floor Plans



Energy Efficiency Graph



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118 Fowler Street, South Shields, Tyne & Wear, NE33 1PZ
Tel: 01914569499 Email: info@colinlilley.com colinlilley.com