



273 Sunderland Road

South Shields, NE34 6AP

£350,000



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Entrance porch

Quarry tiled floor and through to

Entrance hall

Stairs to the first floor, two radiators

Living room

16'3" x 13'9" (4.96 x 4.21)

An impressive main living room with a brick feature fireplace with an open fire, bay window, picture rails and three radiators

Sitting room/Dining room

17'1" x 13'4" (5.22 x 4.07)

With a side bay window, wall hung electric fire and a beamed ceiling, two radiators

Diner

13'2" x 11'9" (4.02 x 3.60)

Alcove cupboards, one housing the central heating boiler, door to the conservatory and open through to the kitchen, radiator

Cloaks WC

A useful separate cloaks WC off the dining room with a vanity wash basin and macerator WC, radiator

Kitchen

8'7" x 8'0" (2.64 x 2.46)

Fitted with a range of wall and base units with contrasting work surfaces housing a sink unit, filter hood, dishwasher, under unit lights and tiled walls.

Conservatory

12'0" x 6'2" (3.66 x 1.89)

Laminate floor and door to the garden.

First floor

Half landing and landing with built in cupboards/wardrobes.

Bedroom 1

14'5" x 13'9" (4.41 x 4.21)

An impressive main bedroom with bay window and picture rails, radiator

Bedroom 2

14'5" x 13'5" (4.41 x 4.09)

To the side with picture rails and a radiator

Bedroom 3

9'5" x 8'9" (2.88 x 2.69)

Set to the rear with wall shelving and a radiator

Bedroom 4

10'6" x 7'3" (3.21 x 2.23)

Wall shelving, picture rails and a radiator

Shower room

A modern style shower room with a large tiled shower enclosure having a mixer shower, wash basin and WC, partial wall tiling and a large chrome towel radiator

WC

A separate WC

Garage

An attached garage with an electric roller door and power points

External

To the front is a concrete drive for off street parking and a gravel garden for ease of maintenance. To the rear are two good sized outhouses for garden storage and a paved patio garden with planted borders

Note

Freehold Title, Council Tax Band D, Mains Services Connected, Flood Risk none. Broadband Basic 7 Mbps, Superfast 59 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, Three and EE limited.



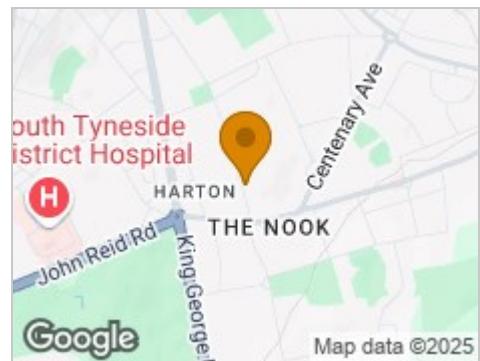
Road Map



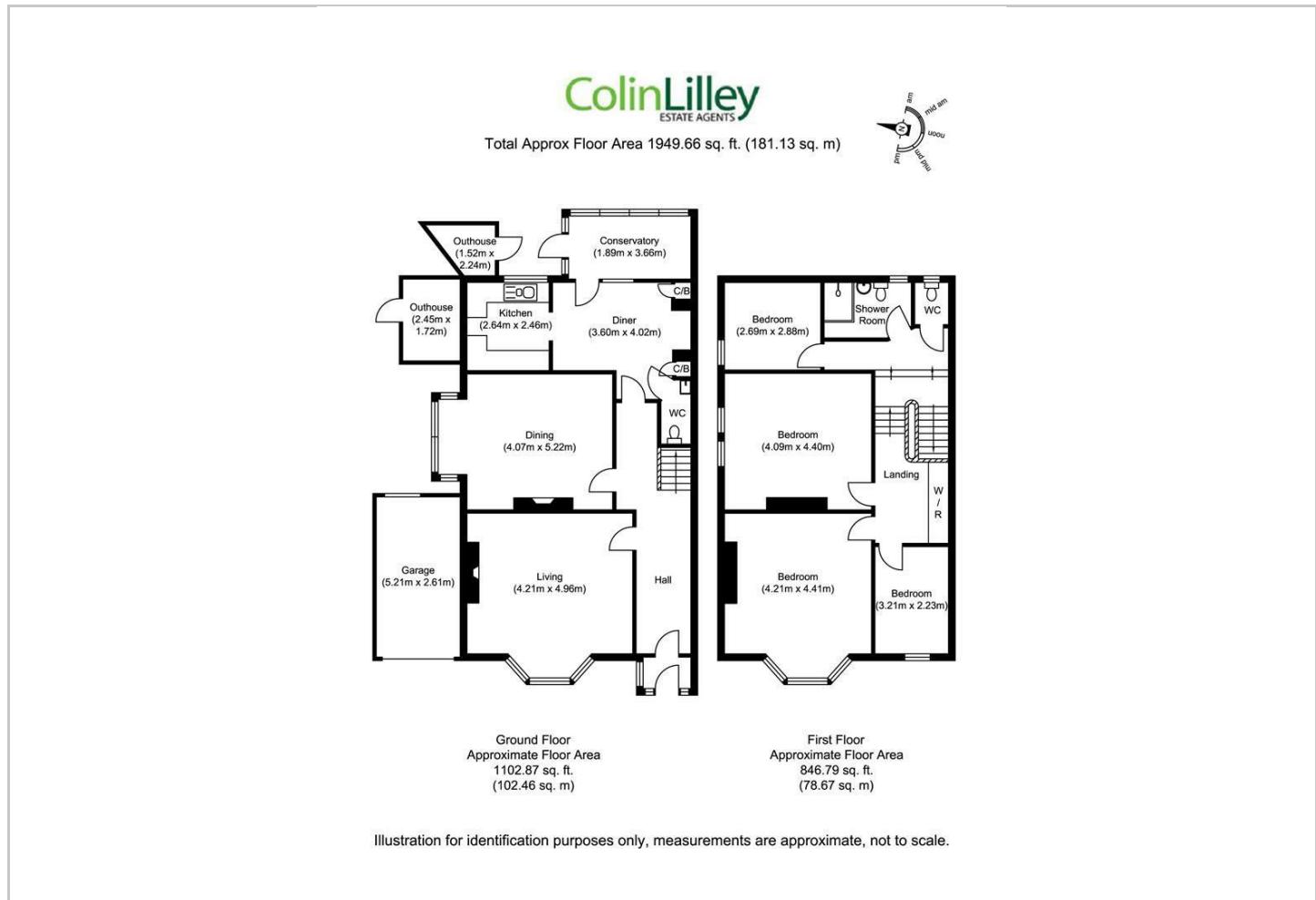
Hybrid Map



Terrain Map



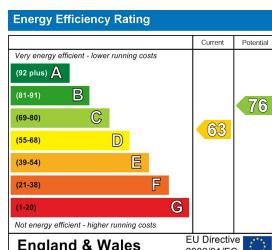
Floor Plan



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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