



22 Moor Lane East

South Shields, NE34 6DE

£359,950



A unique extended semi detached bungalow with an idyllic setting having gardens to both front, side and rear. Fully upgraded with attractive features that include an extended and extensively refitted kitchen with island breakfast unit, large bathroom with four piece suite and extensive porcelain tiling, lounge and bay window, second reception room and three bedrooms. There is gas central heating, double glazing, cloaks WC, private patios with sunny aspect and two drives, one at the front and one at the rear to a detached garage. Viewing a must to appreciate the space and lovely location of this super home.



Entrance hall

Built in cupboard, loft access via hatch and ladder, column radiator. We are informed the loft has some boarding.

Cloaks WC

Vanity wash basin and WC, porcelain floor tiles and radiator

Living room 16'0" x 13'3" (4.88 x 4.04)

Bay window, period style fire surround with real flame gas fire, radiator

Sitting/dining room 12'10" x 12'6" (3.91 x 3.81)

Open through to the kitchen breakfast room, radiator

Kitchen breakfast room 12'10" x 11'9" (3.91 x 3.58)

Fitted with a range of wall, base units and work surfaces housing a sink unit, dishwasher, fridge freezer, gas hob with filter hood over, eye level double oven, concealed washer space, tiled splash backs, breakfast island unit, spot lights and a radiator

Bathroom

A large bathroom with porcelain floor and some wall tiling, under floor heating. Bath, floating wall hung wash basin and WC, separate shower enclosure with mains feed shower with both drencher and hair washing shower shower heads, spot lights and towel radiator

Bedroom 1 14'3" x 9'6" (4.34 x 2.90)

Bay window, a good range of fitted wardrobes and radiator

Bedroom 2 10'10" x 10'0" (3.30 x 3.05)

Radiator

Bedroom 3 12'5" x 8'10" (3.78 x 2.69)

Currently used as a small sitting room with patio doors to the garden, radiator

Garage

Detached garage with folding doors and courtesy door. Rear drive for off street parking in front of the garage. To the front is a block paved drive with additional off street car parking

External

There is an attached outhouse/utlitiy to the rear of the kitchen with central heating boiler and work bench. Wrap around gardens to front side and rear with paved patio areas, lawn and an outside tap.

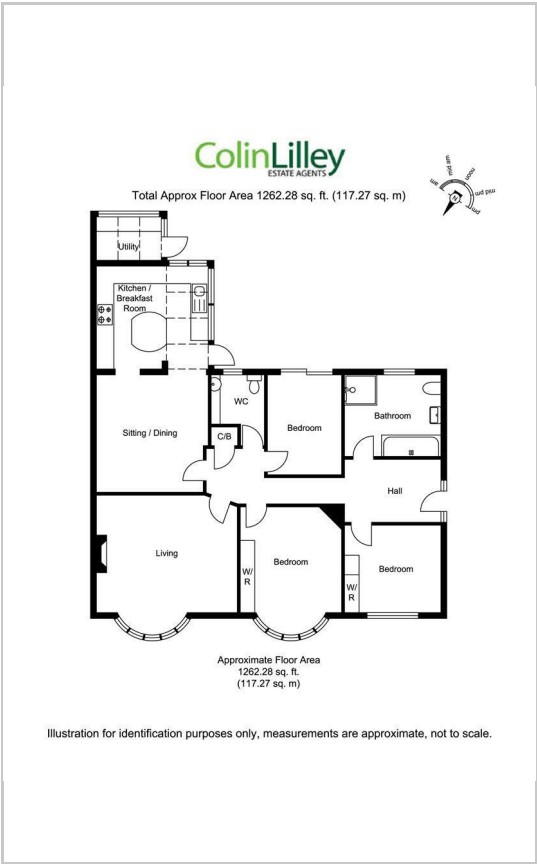
Note

Leasehold Title, 999 years from 1938 with a GR of £3pa. Council Tax Band D, Mains Services Connected, Flood Risk Low. Broadband Basic 6 Mbps, Superfast 59 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2, Vodafone, Three and EE all limited.

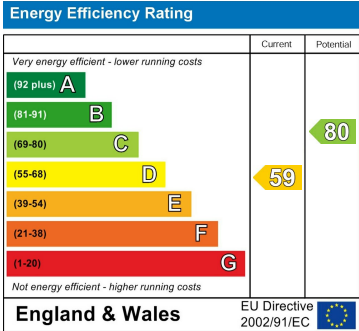
Area Map



Floor Plans



Energy Efficiency Graph



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