



## 80 Spohr Terrace

South Shields, NE33 3LS

£310,000



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## Entrance lobby

Via a composite front door, porcelain tiled floor and a courtesy door into the garage, radiator

## Living room

14'3" x 11'6" (4.35 x 3.53)

Feature fire surround with an electric fire, bow window, radiator and door to

## Dining room

12'10" x 10'4" (3.92 x 3.17)

Stairs to the first floor, Karndean flooring and a radiator, open plan through to the kitchen and door to the cloaks WC

## Cloaks WC

With a vaulted ceiling and skylight, storage cupboard, vanity units with wash basin and WC, porcelain tiled floor with under floor heating.

## Kitchen

16'8" x 9'4" (5.10 x 2.85)

Extensively fitted with a range of wall and base units with hardwood work surfaces housing an under bench sink, five burner gas hob with filter hood over, eye level double oven and microwave, dishwasher, washer, spot lights and under unit lighting, built in storage cupboard, porcelain floor tiling with under floor heating, opening through to the rear extension family room

## Family room

17'8" x 12'5" (5.40 x 3.79)

Wow! a stunning family room with southerly

aspect, vaulted ceilings and floor to ceiling A frame glazing with bifold doors letting the outside in and creating a flow straight to the garden. There are spot lights and Karndean flooring with under floor heating,

## First floor

Landing with built in storage cupboard. There is loft access via hatch and ladder with some boarding and housing the central heating boiler

## Bedroom 1

11'7" x 9'7" (3.54 x 2.94)

Two built in wardrobes, spot lights and a radiator

## En suite

Shower enclosure with a mixer shower with drencher shower head, wash basin and WC, tiled walls and floor with electric under floor heating, towel radiator

## Bedroom 2

11'0" x 9'8" (3.36 x 2.95)

Free standing wardrobes, radiator

## Bedroom 3

10'1" x 8'2" (3.09 x 2.50)

Spot lights and radiator

## Bathroom

A jacuzzi spa shower bath with a mixer shower over having both drencher and spray shower heads, shower screen, wall hung wash basin, WC, tiled walls and floor with electric under floor heating and a towel radiator

## Garage

An integral garage with an electric roller door, power and light. There is an external EV point and a full printed concrete drive for ample car parking

## External

Superb terraced landscaped rear gardens with various levels making the most of the southerly aspect. There is decking, a resin patio and a top terrace having decking, stone wall and is a great position to relax and catch the sun into the evening. The playhouse is not included.

## Note

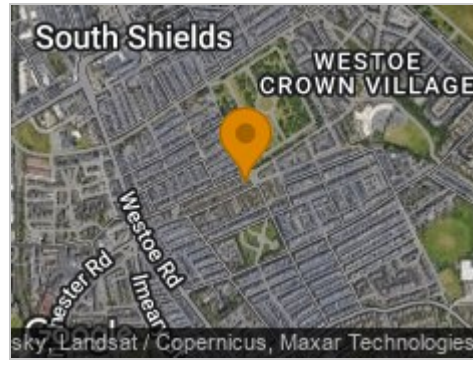
Freehold Title ( being registered ), Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 14 Mbps, Superfast 46 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin, Mobile Coverage O2, Three and Vodafone likely, EE limited.



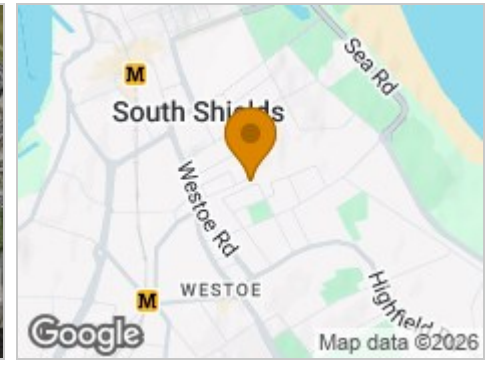
## Road Map



## Hybrid Map



## Terrain Map



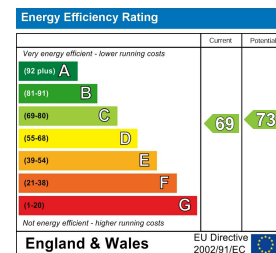
## Floor Plan



## 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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