ColinLilley
ESTATE AGENTS



# 14 Fir Grove

South Shields, NE34 7PE

£250,000

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### Entrance lobby
Via a composite front door with a tiled floor and through to

### Entrance hall
Stairs to the first floor with a cupboard under and a tiled floor, radiator

### Cinema/living room
15'5" x 10'0" (4.70 x 3.07)
A superb room with window shutters to the bow window. Fitted with B and O cinema sound and a 100" screen, tower radiator

### Shower room
7'0" x 5'8" max (2.15 x 1.75 max)
Stylish shower room with marble finish tiling to the walls and floor. There are brushed brass fittings with the shower enclosure having a mixer shower with both drencher and spray shower heads, a vanity unit with wash basin and a WC, towel radiator

### Kitchen diner family room
25'9" x 15'9" max (7.85 x 4.82 max)
Absolutely stunning space and the hub of the home with a large lantern roof light and bifold doors making the most of this south west aspect. The kitchen area is fitted with wall and base units topped with quartz marbled work surfaces that extend into a breakfast bar. Appliances include an induction hob with concealed extraction, double oven and combi microwave, stainless steel sink unit, fridge freezer, dishwasher, washer, led coloured pelmet lighting and spot lights, tiled floor with under floor heating.

### First floor
Landing with a cupboard housing the central heating boiler.

### Separate WC
A handy WC off the first floor landing with WC , wash basin and half tiled walls.

### Bedroom 1
14'9" x 10'5" (4.50 x 3.20)
Fitted wardrobe with sliding doors. spot lights and a radiator

### Bedroom 2
10'7" x 9'3" (3.25 x 2.82)
Radiator

### Bedroom 3
10'7" x 6'6" (3.25 x 2.00)
Currently used as a dressing room/wardrobe room with fitted wardrobes and sliding doors, radiator

### Garage
18'6" x 18'0" (5.65 x 5.50)
A superb double detached garage with an electric roller door and courtesy door. There is power, light, and a heating/air con unit

### External
Front fully block paved drive for ample off road parking, whilst to the side are electric gates to a

further drive into the garden and to the double garage. Enclosed rear gardens with fenced boundaries, paved patio area and lawns to make the most of this south west sunny aspect.

## Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 6 Mbps, Superfast 66 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage Vodafone and O2 likely, EE and Three limited










## Road Map




## Hybrid Map




## Terrain Map




## Floor Plan

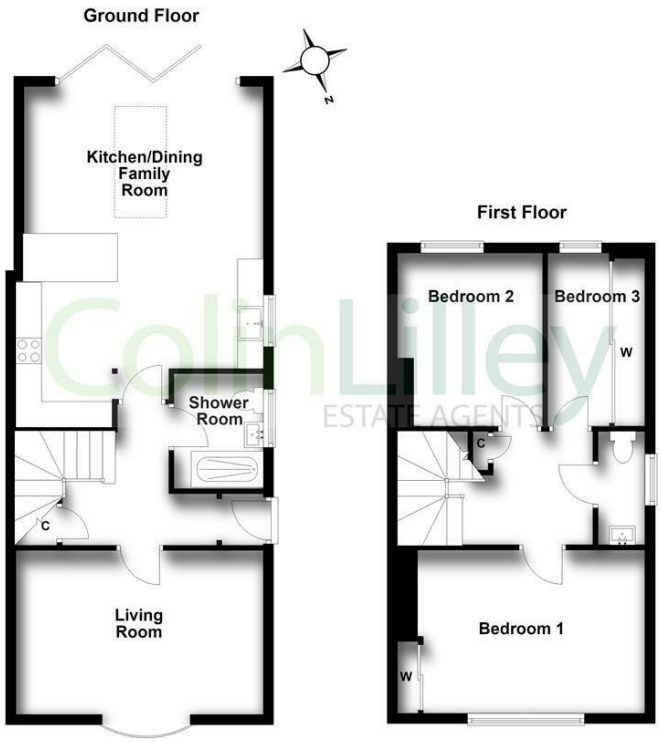
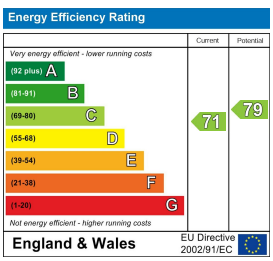



Illustration for identification purposes only, not to scale
Plan produced using PlanUp.

## 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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