



## 22 Northfield Road

South Shields, NE33 3HJ

£199,995



Ideal for the family buyer or down sizer, this Dormer Semi Detached Bungalow is in a lovely location for both coast and town. Situated on a corner plot with garage access from the side, the home offers versatile living with the master bedroom and large four piece bathroom being on the ground floor with a lounge, sitting room, utility, kitchen and conservatory. To the first floor there are two further bedrooms both with wardrobes. Benefits include gas central heating, double glazing and No Onward Chain. EPC E





**Entrance porch**  
Through to

**Living room 15'7" x 13'3" (4.74 x 4.03)**  
Bay window, wood feature fire surround with electric fire, two radiators

**Inner hall**  
With cupboard and radiator

**Separate WC**  
WC and tiled walls

**Sitting room 13'5" x 12'2" (4.08 x 3.70)**  
To the rear and with stairs to the first floor having a cupboard under, electric fire and radiator

**Kitchen 10'11" x 7'11" (3.33 x 2.41)**  
Fitted with wall, base units and work surfaces housing a sink unit, extractor hood, fridge and freezer, tiled walls, radiator. Door to:

**Conservatory 10'2" x 9'5" (3.11 x 2.87)**  
Radiator

**Bathroom 10'6" x 8'4" (3.21 x 2.55)**  
A four piece bathroom suite of a corner bath, wash basin and WC, separate shower enclosure with electric shower, half tiled walls, laminate floor, boiler cupboard and radiator

**Utility**  
Office /utility with fitted workspace and plumbed for a washer, spot lights and radiator

**Bedroom 13'5" x 9'8" (4.10 x 2.95)**  
With bay window, a full range of fitted wardrobes with sliding doors, overhead storage, bay window and radiator

**First floor**  
Landing with rear dormer bringing in ample light

**Bedroom 11'4" x 9'10" (3.46 x 2.99)**  
To the front with a dormer window and limited sea views. A range of fitted wardrobes with sliding doors and radiator

**Bedroom 12'4" x 7'9" (3.76 x 2.37)**  
To the rear with full dormer, fitted wardrobes and radiator

**Garage**  
A single garage with up and over door, set to the rear and access from the side with additional block paved drive for hard stand

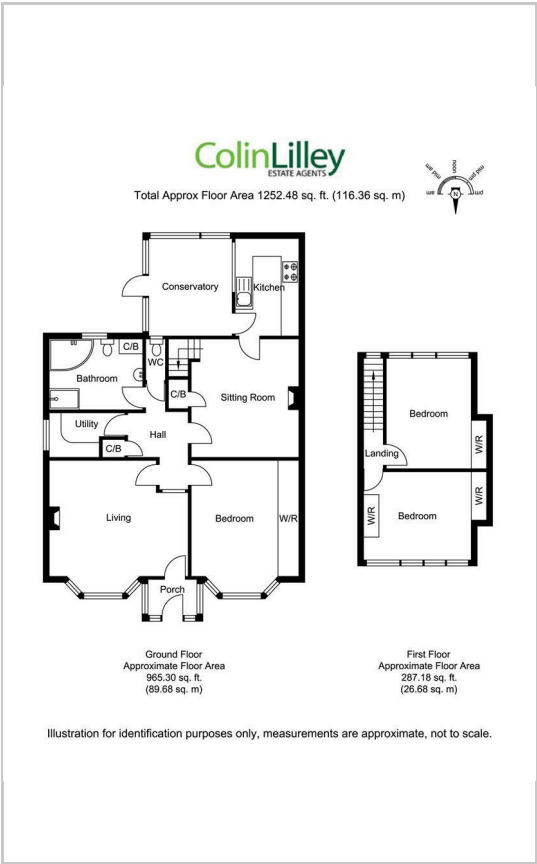
**External**  
Ease of maintenance gardens to the front, side and rear with small lawned area and enclosed patio garden sun trap.

**Note**  
Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk none. Broadband Basic 8 Mbps, Superfast 76 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, Three and EE limited.

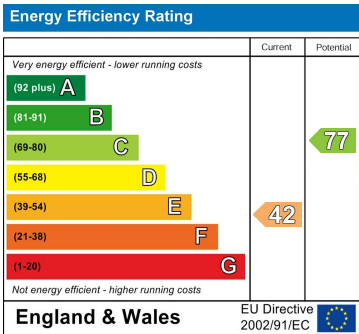
Area Map



Floor Plans



Energy Efficiency Graph



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