



## 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.

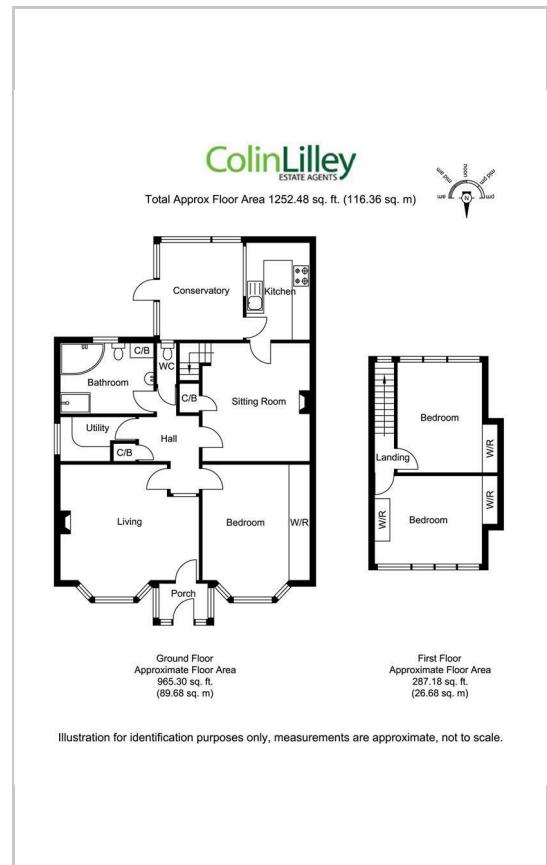
## Note

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.

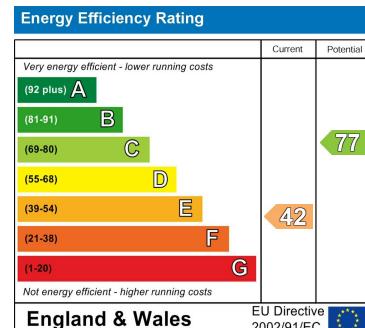
## Area Map



## Floor Plans



## Energy Efficiency Graph



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