ColinLilley
ESTATE AGENTS



4 Dockwrays Bank

South Shields, NE33 1BQ

£439,950

4 2 1 B





4 Dockwrays Bank

South Shields, NE33 1BQ

£439,950







Entrance hall
Stairs to the first floor, tiled floor and a radiator

Cloaks WC
Super stylish with Versace wall paper, a wash basin, WC, tiled floor and a radiator

Living area
A beautiful space to relax and take in the stunning views through bi fold doors and onto the south west aspect decked garden. Vastly improved and presented over the builders original specification, there is a bespoke media wall with electric fire, shelving and lighting, spot lights and tiled floor, built in understairs cupboard and open plan living to the kitchen dining area

Kitchen dining area
A stylish sleek upgraded fitted kitchen with shaker units and quality handles, contrasting stone effect work surfaces with sink unit and shower tap, spot lighting and a range of appliances including a ceramic hob with filter hood over and oven under, integral fridge freezer, washer and dishwasher, tiled floor

First floor
Landing with return stairs to the second floor, built in cupboard, radiator

Bedroom/Living room
Stunning views over the docks and River Tyne from this versatile room being either a bedroom or a lounge, there is access onto a lovely south west aspect balcony with glazed balustrade.

Bedroom 3
Quality fitted wardrobes, radiator

Bathroom
The family bathroom with a three piece suite and modern tiling to the splash back areas. There is a bath with mixer shower over having both drencher and spray shower heads, a wall hung wash basin and a WC with concealed cistern, spot lights and a tiled floor, towel radiator

Second floor
Landing with radiator

Bedroom 1
The main bedroom with quality fitted wardrobes and a French door to a Juliet style balcony, again to maximise the aspect and views . There is a Jack and Jill en suite shower room for the use of the two top floor bedrooms

Jack and Jill En suite
A walk in shower area with mixer shower having both drencher and spray heads, wall hung wash basin and a WC with concealed cistern. There is marbled splash back tiling and a tiled floor, spot lighting and a towel radiator

Bedroom 4
Quality fitted wardrobes and a built in storage cupboard, radiator

External
To the front of the home there are two parking

Tel: 01914569499

bays and an EV charging point. The south west aspect garden has been enhanced with an expensive PVC deck and a glass balustrade , maximising the view and providing an extra degree of privacy. There is external power, water and side access to the front of the home.

Note

Freehold Title, Council Tax Band D, Mains Services Connected, Flood Risk very low, Broadband Basic 5 Mbps, Superfast 66 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre Tv Availability BT and Sky.









Road Map



Hybrid Map



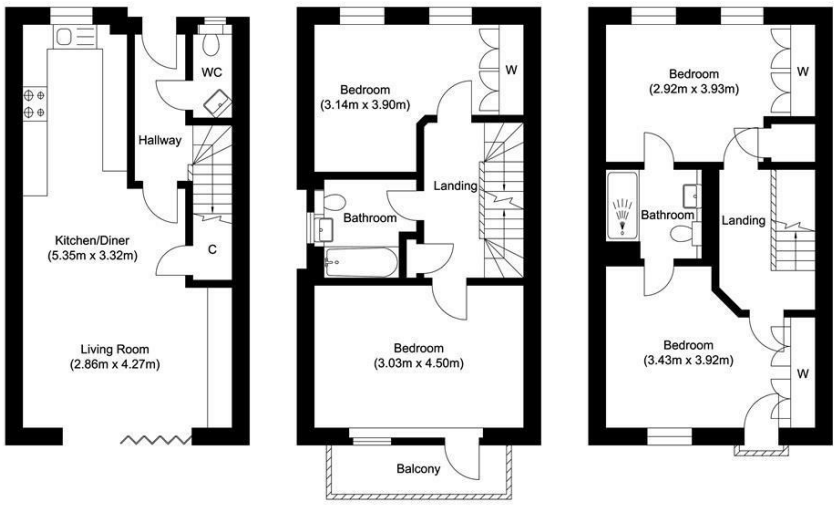
Terrain Map



Floor Plan

ColinLilley
ESTATE AGENTS

Total Approx Floor Area 1130.21 sq. ft. (105.00 sq. m)



Ground Floor
Approximate Floor Area
376.73 sq. ft.
(35.00 sq. m)

First Floor
Approximate Floor Area
376.73 sq. ft.
(35.00 sq. m)

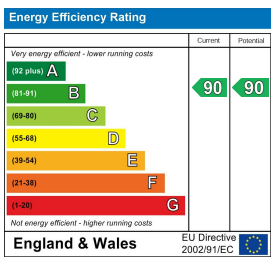
Second Floor
Approximate Floor Area
376.73 sq. ft.
(35.00 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

118 Fowler Street, South Shields, Tyne & Wear, NE33 1PZ
Tel: 01914569499 Email: info@colinlilley.com colinlilley.com