



## 6 Harton Grove

South Shields, NE34 6LT

£499,999





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## Entrance hall

Stairs to the first floor, built in cupboard, cast style radiator and a tiled floor

## Cloaks WC

Vanity unit with wash basin, WC, half tiled walls, tiled floor and a radiator

## Living room

Bay window with shutters, bespoke alcove media/storage cupboards, polished stone fire surround with a contemporary gas fire, radiator

## Sitting room

A second reception room with mantel shelf to the chimney breast, window shutters and engineered wood floor, radiator

## Kitchen family diner

A magnificent open plan room with French doors and velux skylights letting the light flood in from the south west aspect. Neutrally styled and with a quality shaker style fitted kitchen with stone work surfaces and a range of wall and base units housing an under bench sink, breakfast bar area, induction hob with filter canopy over, double oven and microwave, dishwasher, engineered wood floor, column and cast style radiators.

## Utility

Plumbed for a washer and housing the central heating boiler

## First floor

Landing with a half landing window

## Bedroom 1

Bay window with shutters, alcove and fitted wardrobes by Oxford Bedrooms with matching bedside tables, radiator

## Bedroom 2

Window shutters, radiator

## Bedroom 3

Free standing wardrobes, spot lights, radiator

## Bedroom 4

Radiator

## Bathroom

Full of character and beautifully styled with a slipper bath and free standing mixer shower tap, vanity unit with wash basin, WC, separate shower area with drencher shower head, half tiled walls and a tiled floor, spot lights, cast style towel radiator.

## Garage

A single garage with roller door, power and light.

## Summerhouse/bar

Built to the rear of the garage and overlooking the gardens with French doors for access and a large window with banquette seating and a granite bar area, power and light.

## External

Super tarmac drive for multi vehicle parking to the front and side, whilst to the rear are large south west aspect gardens with lawns, stone patio

Tel: 01914569499

area, hot and cold external taps and external power points.

### Note

Freehold Title, Council Tax Band E, Mains Services Connected, Flood Risk very low. Broadband Basic 15 Mbps, Ultrafast 1000 Mbps. Satellite/fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, EE, Three and Vodafone limited



Road Map



Hybrid Map



Terrain Map



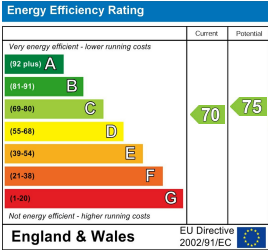
Floor Plan



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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