



161 Sunderland Road

South Shields, NE34 6AE

Offers Around £385,000



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## Entrance lobby

Via a composite front door, half feature panelled walls and a hardwood floor, through to

## Entrance hall

Stairs to the first floor with a replaced natural wood balustrade and spindles and stairs down to the basement/lower ground floor, half feature panelled walls, radiator

## Living room

Situated at the front of the home with a bay window having plantation style shutters and bay radiators. There's a wood fire surround with tiled and cast inserts and beautiful hardwood flooring

## Dining room

To the rear with French doors for access to the "yarden". The chimney breast has a mantel beam and recess for a fire, built in alcove storage cupboard with display shelving, hardwood flooring and a column tower radiator

## Kitchen

A Wren fitted kitchen with shaker style units topped with quartz work surfaces and housing a Belfast style sink unit with spray shower tap, contemporary extractor hood over a space for a range style cooker, space for a dishwasher, spot lights and a tiled floor.

## Cloaks WC/ utility

WC and an electric heater, plumbed for a washer, tiled floor

## Lower Ground Floor

Stairs from the hall lead down to the lower ground floor hall which has hardwood floor and access to a lovely large cupboard for ample storage.

## Bedroom 5 /reception room

A versatile room, currently a bedroom with bay window and an open alcove wardrobe area, electric heater

## First floor

Landing and half landing with feature half panelled walls, return stairs to the second floor.

## Bedroom 1

To the front, this lovely large bedroom has two windows with plantation style shutters and views over Sunderland Road to St Peters Church, two radiators.

## En suite

An en suite shower room with an enclosure having an electric shower with both drencher and spray shower heads, vanity wash basin and WC. spot lights.

## Bedroom 2

Plantation style shutters to the window, radiator

## En suite

Corner shower enclosure with a mixer shower having both drencher and spray shower heads, vanity wash basin, WC, spot lights.

## Bathroom

A lovely sized family bathroom with a vaulted ceiling and velux skylight. The four piece suite comprises a roll top bath with freestanding waterfall shower tap, a high level WC, vanity unit with wash basin and a period style towel radiator

## Second floor

Landing with built in loft storage cupboard

## Bedroom 3

From front to rear with velux skylights and eaves level built in storage, this is a great teenagers room with bed area and enough space for a sitting area for Xbox/Playstation etc, radiator

## Bedroom 4

Front dormer window and great views, radiator

## External

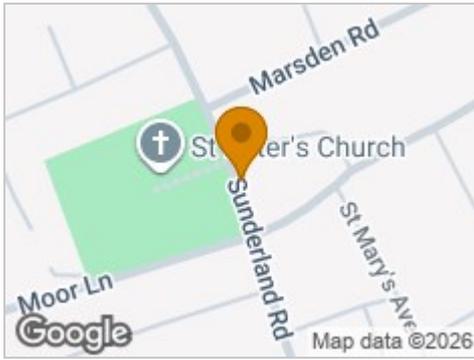
Front block paved drive from a dropped kerb allowing ample car parking and having an EV charging point. To the rear is a stone paved patio 'yarden' with an outside tap and a timber gate to the rear courtyard from The Cloisters for access.

## Note

Freehold Title, Mains Services Connected, Council Tax Band C, Flood Risk very low. Broadband Basic 6 Mbps, Superfast 79 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 likely, EE, Vodafone and EE limited.



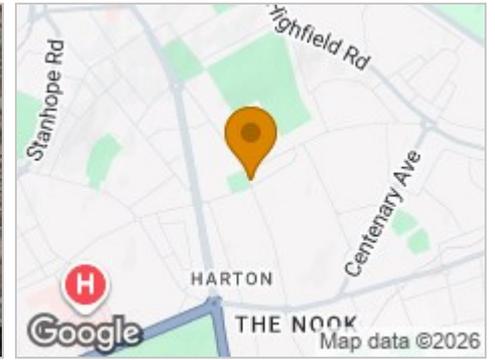
## Road Map



## Hybrid Map



## Terrain Map



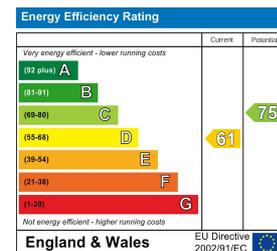
## Floor Plan



## 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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