



22 Banbury Terrace

South Shields, NE33 4TL

Offers Around £279,950



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Entrance lobby

Period style tiled floor and through to

Entrance hall

Stairs to the first floor with a cupboard under, period style tiled floor and a radiator

Living room

16'6 x 11'1 (5.03m x 3.38m)

A comfortable and quality living room with bay window having double glazed sash style windows. Bespoke alcove fitted units and a period fire surround with gas fire, radiator

Dining/sitting room

16'4 x 12'9 (4.98m x 3.89m)

A versatile reception room with rear French doors to the outside. There is a period style cast fireplace and a radiator

Kitchen

11'5 x 9'8 (3.48m x 2.95m)

A light and bright timeless style kitchen with wall, base units and work surfaces housing a sink unit and Neff appliances that include a gas hob with oven under and filter hood over, microwave and dishwasher, tiled splash backs and a tiled floor, spot lights and opening through to

Sun room

32'9" x 26'2" x 6'6" (10' x 8'2)

A lovely dining space or ideal for morning coffee in the sun lit room with banquette seating with storage, spot lights and a tiled floor with door to

the outside. There's a built in utility cupboard with plumbing for the washer, the room is heated by a column radiator

First floor

Landing with return stairs to the second floor

Bathroom

Full of character and quality, this period styled bathroom has a free standing roll top bath with mixer shower tap, a walk in wet shower area with tiled floor and tiled inside. The mixer shower has both drencher and spray shower heads, and there's a wash basin, half panelled walls, spot lights, laminate floor and a cast style radiator

Separate WC

Half panelled walls and a tiled floor, WC

Bedroom 1

16'4 x 13'5 (4.98m x 4.09m)

To the front of the home with an open storage/wardrobe area, built in cupboard, double glazed sash style windows and a radiator

Bedroom 2

14'1 x 10'11 (4.29m x 3.33m)

Radiator

Second Floor

Landing

Bedroom 3

17'8 x 9'6 (5.38m x 2.90m)

A great main bedroom or one for the teenager with two velux windows, spot lights and a radiator

Tel: 01914569499

En suite

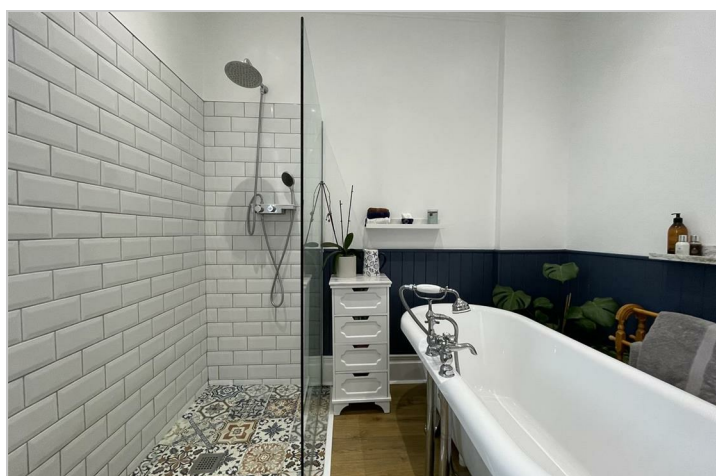
Shower enclosure with mixer shower, wash basin and WC, tiled walls and floor, velux window and a chrome towel radiator

External

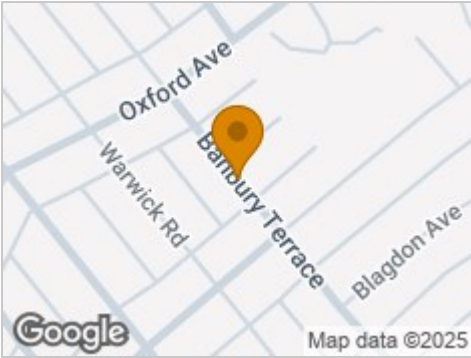
A lovely enclosed sun trap 'yarden' with south west aspect having rendered walls and block paving with gravelled area making is a superb space for enjoying the summer sun.

Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability, BT, Sky and Virgin. Mobile Coverage O2, Vodafone, EE and Three likely



Road Map



Hybrid Map



Terrain Map



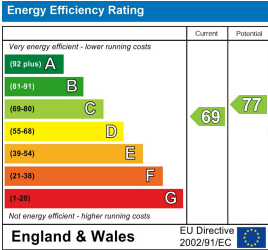
Floor Plan



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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