Colin Lilley
ESTATE AGENTS



178 King George Road

South Shields, NE34 0ET

Offers In The Region Of £375,000

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Entrance porch
Through to

Entrance hall
Stairs to the first floor with built in cupboard. There is an additional cupboard housing the central heating boiler, radiator

Living room
16'4" x 12'11" (5.00 x 3.95)
Feature fire surround with an electric fire, radiator

Dining room
14'1" x 11'10" (4.30 x 3.62)
Extended to the rear with glazed panels and patio doors overlooking the west aspect gardens, radiator

Kitchen
14'5" x 8'2" max (4.40 x 2.50 max)
Fitted with a range of wall and base units with contrasting work surfaces housing a sink unit, electric hob, double oven and microwave, tiled walls and a radiator

Utility
7'6" x 5'4" (2.30 x 1.64)
Plumbed for a washer, sink unit, door to the garage and outside.

Cloaks WC
WC

First floor
Landing

Bedroom 1
19'8" x 8'8" (6.00 x 2.65)
The side extension bedroom with a range of fitted wardrobes with overhead storage, windows to both front and rear, two radiators

Bedroom 2
15'2" x 10'7" (4.63 x 3.25)
Fitted wardrobes with over head storage and built in wardrobes with sliding doors, radiator

Bedroom 3
15'1" x 10'9" (4.60 x 3.30)
Fitted wardrobes with overhead storage and built in wardrobes with sliding doors, radiator

Bedroom 4
9'2" x 6'9" (2.80 x 2.06)
Built in wardrobes with sliding doors, radiator

Shower room
8'10" x 5'6" (2.70 x 1.68)
A large shower enclosure with a mixer shower with both drencher and spray shower heads, vanity unit housing the wash basin and WC, clad walls, spot lights and a towel radiator

Garage
24'11" max x 8'8" (7.60 max x 2.65)
A double length tandem garage with up and over door, power and light. There is a side carport accessed via an electric roller door.

External
To the front is a wide double width concrete drive

Tel: 01914569499

for ample vehicle parking in front of the garage and carport. To the rear are generous enclosed west aspect lawned gardens with mature planting and a concrete patio area.

Note

Freehold Title, await confirmation. Council Tax Band E, Mains Services Connected, Flood Risk very low. Broadband Basic 12 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone and EE likely, Three limited.

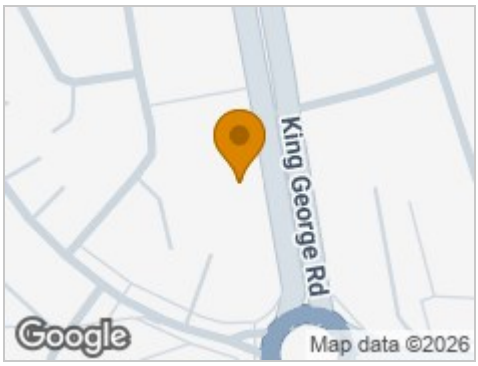




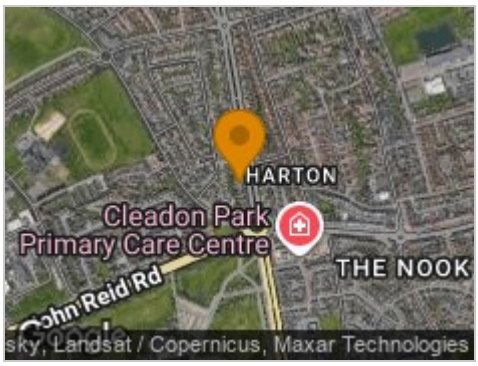




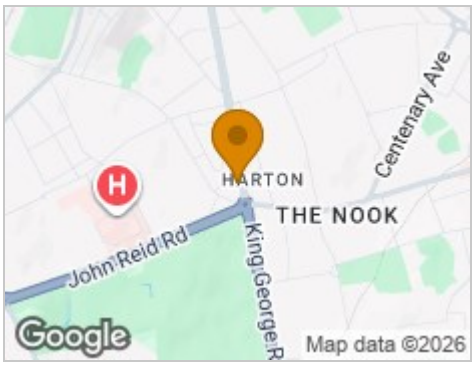
Road Map



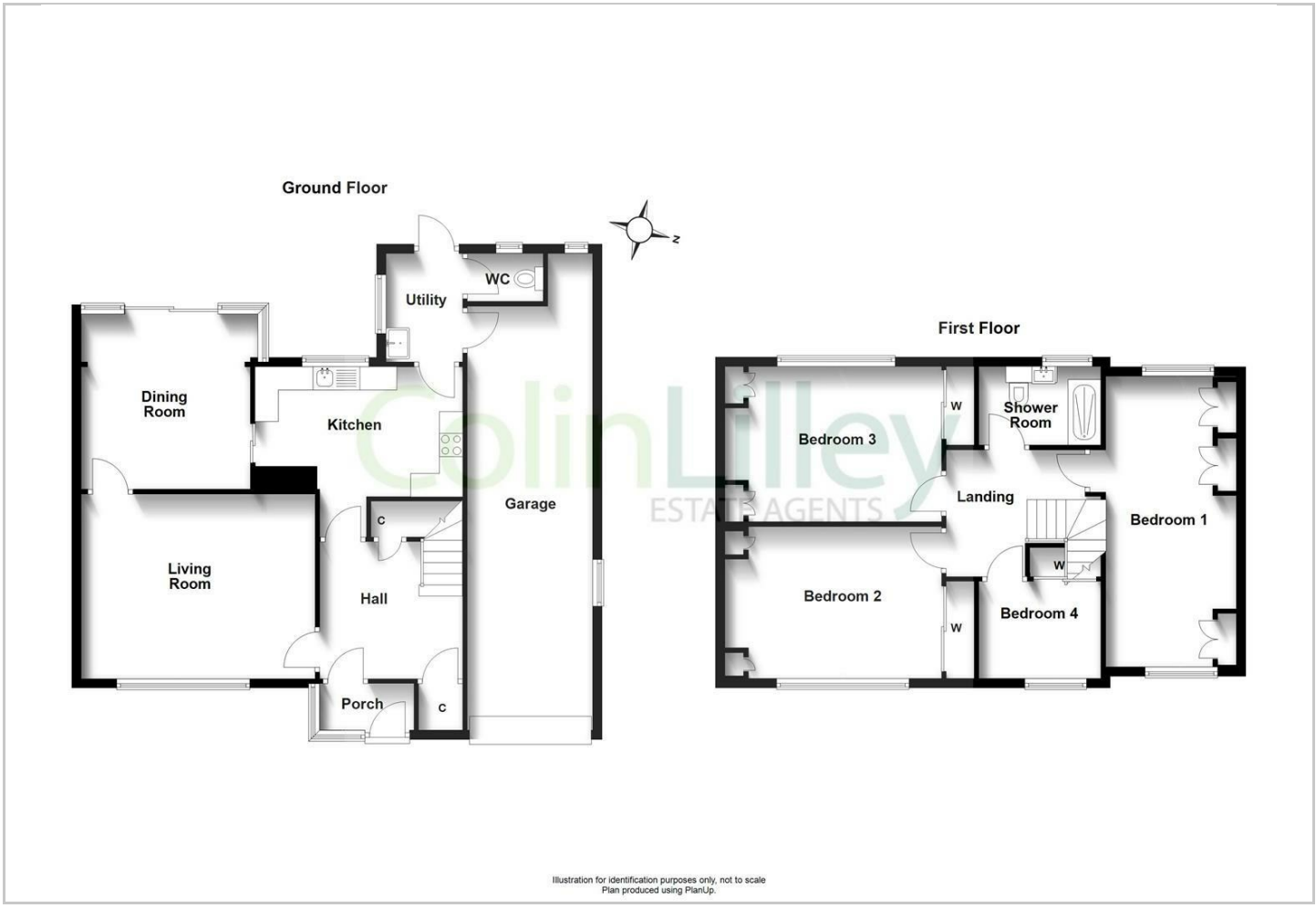
Hybrid Map



Terrain Map



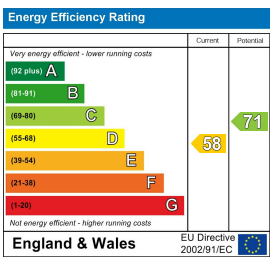
Floor Plan



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



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.

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