



## 19 Marine Approach

South Shields, NE33 2TG

£212,500



Delighted to offer this lovely cottage style Mid Terraced home in this lovely location for both coast and town centre. The home offers great space for a couple or family having the space of an older property with the modern features of open plan living to the ground floor. The kitchen diner is the hub of the home and opens onto a kitchen utility, whilst to the first floor are the three bedrooms. There are some lovely features including tiled floors, hardwood work tops and a block paved yard with roller door for vehicle access and an outhouse. Benefits include gas central heating and double glazing. Sure to impress with a large lounge through to the kitchen dining room, this is a great home for the discerning buyer. Viewing essential to fully appreciate



Entrance lobby

Via a composite front door and tiled floor, through to

Entrance hall

Stairs to the first floor, tiled floor and a radiator

Living room

Bay window, feature fire surround with multi fuel stove, tiled floor and a radiator, open through to the kitchen diner

Kitchen diner

A great sized room, fitted with a range of wall and base units with hardwood work tops, space for a range style cooker, tiled floor and spot lights, column radiator and open through to the kitchen utility

Utility/kitchen

A range of base units with hardwood work surfaces housing a Belfast style sink unit, integral dishwasher and plumbed for a washer, tiled floor and spot lights, radiator

Bathroom

A modern bathroom with white suite of a bath with mixer shower over and shower screen, vanity unit with wash basin, WC, tiled walls and floor, towel radiator

First floor

Landing with access to a loft which houses an air care system

Bedroom 1

Fitted wardrobes by Urban Sliders with sliding doors, radiator

Bedroom 2

Bay window and radiator

Bedroom 3

Fitted wardrobes with mirrored sliding doors, velux window, laminate floor and a radiator

External

Front block paved forecourt style garden whilst to the rear is a block paved rear yard with outhouse for storage and a roller door for vehicle access if required, external tap.

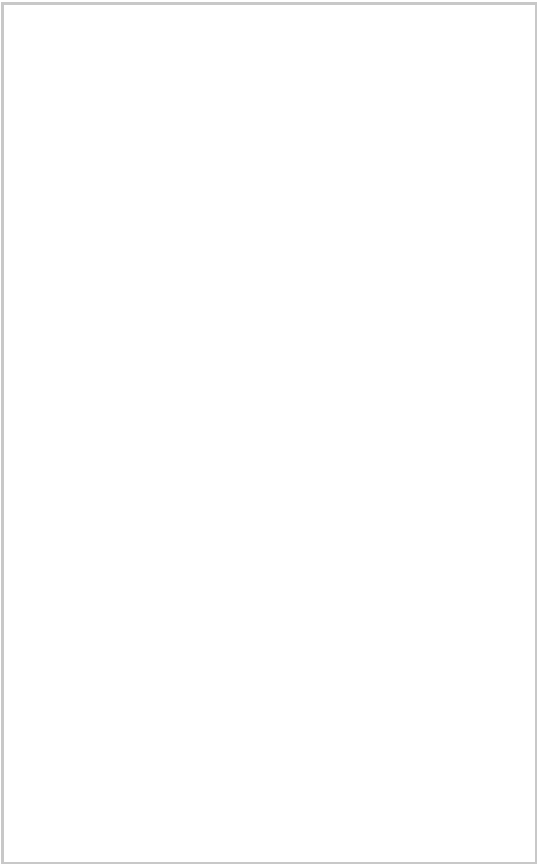
Note

Freehold Title, Council Tax Band B, Mains services connected, Flood Risk very low. Broadband Basic 16 Mbps, Superfast 69 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 likely, EE, Vodafone and Three limited

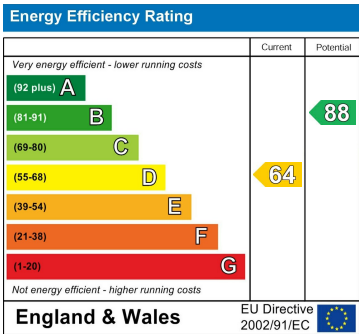
Area Map



Floor Plans



Energy Efficiency Graph



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