



99 Lynwood Way

South Shields, NE34 8DA

£384,950



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Entrance hall

Via a quality composite front door, new LVT floor and double doors to both the dining and living room. Stairs lead to the first floor and there are spot lights and a radiator

Living room

French doors to the rear west aspect patio, two radiators

Dining room

Radiator and door through to the kitchen

Kitchen diner

A superb redesigned room, fitted in 2024 with a contemporary Wren kitchen with central island unit and Quartz work surfaces. Housed is an under bench sink with boiler tap, gas hob with filter hood over, smart wifi controlled oven, dishwasher and smart controlled washer, two built in cupboards, one a utility cupboard and plumbed for appliances, and new LVT floor, under unit lights and spot lights, picture window and French doors to the outside, radiator

Cloaks WC

Vanity unit with wash basin and mirrored wall, WC, tiled floor, spot lights and a radiator

First floor

Landing with cupboard. There is loft access via integrated ladders to a partially boarded loft, insulation and light.

Bedroom 1

With exit point for an air conditioning unit, radiator and walk in to dressing room

Dressing room

Fitted with a range of wardrobes and through to the en suite

En suite

Shower room with enclosure having a mixer shower, wash basin and WC, part tiled walls and a tiled floor, spot lights and a chrome towel radiator

Bedroom 2

A double bedroom with cupboard and a radiator

Bedroom 3

A double bedroom with radiator

Bedroom 4

A double bedroom with radiator

Bathroom

The family bathroom having a bath with mirrored wall, wall hung vanity unit, wash basin and WC, part tiled walls and a tiled floor, chrome towel radiator

Garage

A single detached garage to the rear of the home with an electric roller door, power and light. There is drive in front of the garage for additional car parking

Tel: 01914569499

External

Wrap around lawned gardens to the front and side whilst the rear is a walled and fenced west aspect patio garden with Brazilian hardwood deck, electric sun awning and a garden shed. A courtesy gate leads to the garage and drive

Note

Freehold Title, Council Tax Band E, Mains Services Connected, Flood Risk very low. Broadband Basic 4 Mbps, Superfast 57 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 likely, Vodafone, EE and Three limited.



Road Map



Hybrid Map



Terrain Map



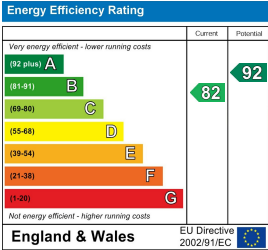
Floor Plan



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



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