Colin Lilley
ESTATE AGENTS



4 West Park View

South Shields, NE33 4SQ

£350,000

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Entrance hall
Stairs to the first floor, laminate floor, door to the garage, radiator

Cloaks WC
Wash basin and WC, half tiled walls and a tiled floor, towel radiator

Living room
19'1" x 11'10" (5.82 x 3.61)
A lovely sized lounge with a square bay window, spot lights and radiator

Dining room
13'8" x 11'10" (4.17 x 3.61)
To the rear with French doors to the garden, laminate floor and a radiator

Kitchen diner
14'2" x 13'8" (4.34 x 4.17)
A lovely sized room with an extensive range of oak shaker style wall and base units with granite work surfaces housing a sink, gas hob with filter hood over, oven and microwave, integral dishwasher and fridge, large built in cupboard, French doors to the garden, spot lights and a radiator

Utility
Base units and work tops, plumbed for appliances, tiled floor

First floor
Landing with a built in cupboard

Bedroom 1
15'8" x 12'0" (4.78 x 3.66)
The main bedroom with a walk though dressing area with spot lights and a radiator, leading to the en suite

En suite
A large shower enclosure with a mixer shower, wall hung vanity unit with twin wash basins, WC, half tiled walls and a tiled floor, towel radiator

Bedroom 2
12'0" x 10'5" (3.66 x 3.18)
Radiator

En suite
Corner Shower enclosure with a mixer shower, wash basin and WC, half tiled walls and a tiled floor, towel radiator

Bedroom 3
10'5" x 10'2" (3.18 x 3.12)
Radiator

Bedroom 4
10'5" x 10'2" (3.18 x 3.12)
Radiator

Bedroom 5
9'3" x 8'7" (2.84 x 2.64)
Built in cupboard, radiator

Bathroom
A three piece suite in white comprising a bath with mixer shower tap, wash basin and WC, half tiled walls and a tiled floor, towel radiator

Tel: 01914569499

Double garage

19'1" x 14'2" max (5.82 x 4.34 max)

A lovely large integral garage with an electric roller door, light and power.

External

Front garden and a double block paved drive for off street parking. To the rear are lawned and fenced gardens with a block paved patio area and a raised deck all designed to follow the moving sun through the summer.

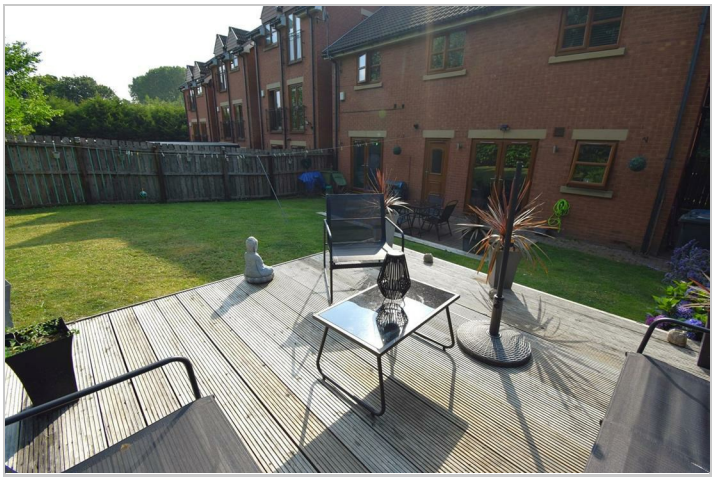
Note

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









Road Map



Hybrid Map



Terrain Map



Floor Plan

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Total Approx Floor Area 1906.71 sq. ft. (177.14 sq. m)



Ground Floor
Approximate Floor Area
1001.58 sq. ft.
(93.05 sq. m)

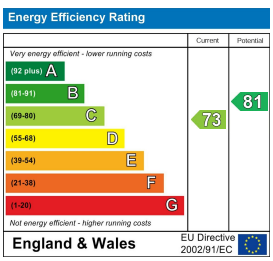
First Floor
Approximate Floor Area
904.70 sq. ft.
(84.09 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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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