



161 Sunderland Road

South Shields, NE34 6AE

£390,000



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Entrance lobby

Via a composite front door, half feature panelled walls and a hardwood floor, through to

Entrance hall

Stairs to the first floor with a replaced natural wood balustrade and spindles and stairs down to the basement/lower ground floor, half feature panelled walls, radiator

Living room

Situated at the front of the home with a bay window having plantation style shutters and bay radiators. There's a wood fire surround with tiled and cast inserts and beautiful hardwood flooring

Dining room

To the rear with French doors for access to the "yarden". The chimney breast has a mantel beam and recess for a fire, built in alcove storage cupboard with display shelving, hardwood flooring and a column tower radiator

Kitchen

A Wren fitted kitchen with shaker style units topped with quartz work surfaces and housing a Belfast style sink unit with spray shower tap, contemporary extractor hood over a space for a range style cooker, space for a dishwasher, spot lights and a tiled floor.

Cloaks WC/ utility

WC and an electric heater, plumbed for a washer, tiled floor

Lower Ground Floor

Stairs from the hall lead down to the lower ground floor hall which has hardwood floor and access to a lovely large cupboard for ample storage.

Bedroom 5 /reception room

A versatile room, currently a bedroom with bay window and an open alcove wardrobe area, electric heater

First floor

Landing and half landing with feature half panelled walls, return stairs to the second floor.

Bedroom 1

To the front, this lovely large bedroom has two windows with plantation style shutters and views over Sunderland Road to St Peters Church, two radiators.

En suite

An en suite shower room with an enclosure having an electric shower with both drencher and spray shower heads, vanity wash basin and WC. spot lights.

Bedroom 2

Plantation style shutters to the window, radiator

En suite

Corner shower enclosure with a mixer shower having both drencher and spray shower heads, vanity wash basin, WC, spot lights.

Bathroom

A lovely sized family bathroom with a vaulted ceiling and velux skylight. The four piece suite comprises a roll top bath with freestanding waterfall shower tap, a high level WC, vanity unit with wash basin and a period style towel radiator

Second floor

Landing with built in loft storage cupboard

Bedroom 3

From front to rear with velux skylights and eaves level built in storage, this is a great teenagers room with bed area and enough space for a sitting area for Xbox/Playstation etc, radiator

Bedroom 4

Front dormer window and great views, radiator

External

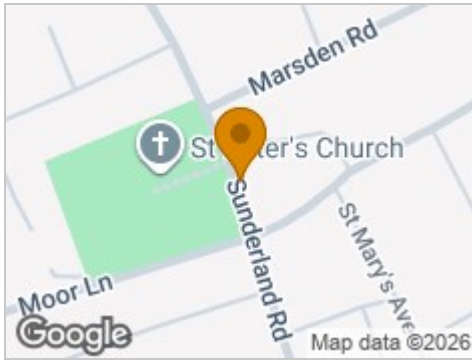
Front block paved drive from a dropped kerb allowing ample car parking and having an EV charging point. To the rear is a stone paved patio 'yarden' with an outside tap and a timber gate to the rear courtyard from The Cloisters for access.

Note

Freehold Title, Mains Services Connected, Council Tax Band C, Flood Risk very low. Broadband Basic 6 Mbps, Superfast 79 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 likely, EE, Vodafone and EE limited.



Road Map



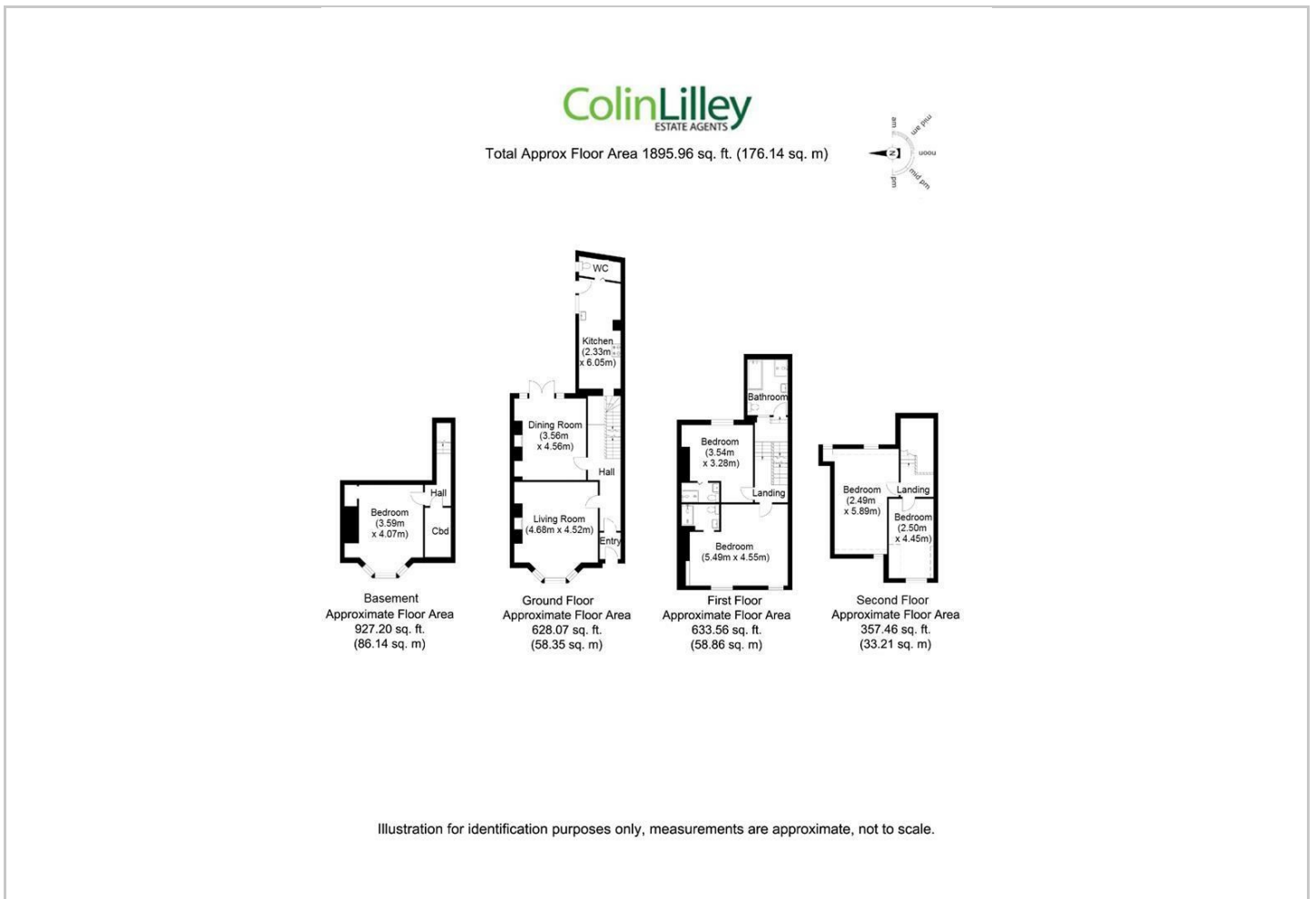
Hybrid Map



Terrain Map



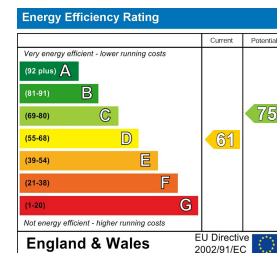
Floor Plan



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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