ColinLilley
ESTATE AGENTS



4 Ashley Road

South Shields, NE34 0PB

Offers Over £175,000

3 1 2 E

This is an ideal family home if your looking for generous room sizes and a convenient location, over three floors, the home offers three double bedrooms, a recently installed big and fresh four piece bathroom suite, large contemporary styled fitted kitchen with some appliances and a lounge through to dining room. There are quality oak doors and staircase, immaculate presentation and the benefits of gas central heating with new radiators having been added in 2026, double glazing and a yard area. An unique and deceptively spacious home for which viewing is a must to appreciate.







Entrance lobby
Via a composite front door and through an oak and glazed internal door to

Living room
A lovely feature fire surround with an electric fire. An oak staircase leads to the first floor and the room opens through into the dining room

Dining room
With a lovely large walk in storage cupboard with double doors and an understairs cupboard

Kitchen
Contemporary handle less wall and base units units with sleek compressed laminate work surfaces housing an under bench sink, Induction hob with filter hood over, eye level oven, integral fridge freezer, plinth heater and slate effect tiled floor, electric wall heater

First floor
Landing with return stairs to the second floor, oak doors to the rooms.

Bedroom 1
A generous double bedroom with coving

Bathroom
A superb recently installed bathroom with a four piece suite comprising a double ended bath with central tap, a separate walk in shower area with a mixer shower having both drencher and spray shower heads, a vanity unit with wash basin and a WC, built in cupboard housing the central heating boiler, part tiled walls and spot lights

Second Floor
Landing

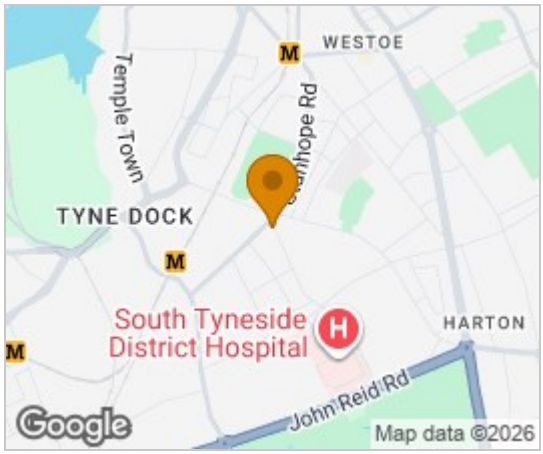
Bedroom 2
A double bedroom

Bedroom 3
A double bedroom

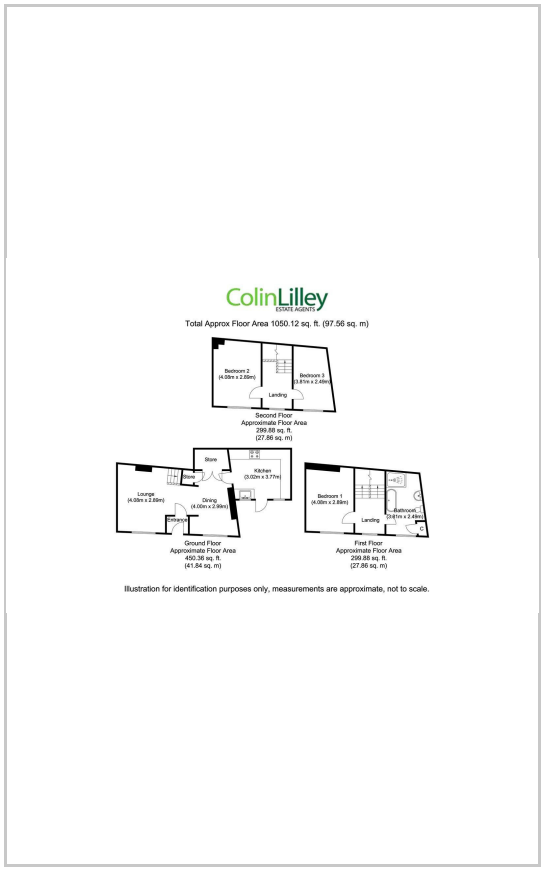
External
Yard area with a gate to the lane

Note
Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin, Mobile Coverage O2, Three and Vodafone likely, EE limited

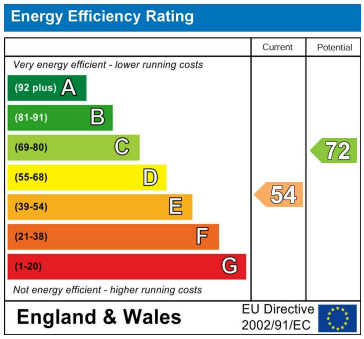
Area Map



Floor Plans



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.

118 Fowler Street, South Shields, Tyne & Wear, NE33 1PZ
Tel: 01914569499 Email: info@colinlilley.com colinlilley.com