ColinLilley
ESTATE AGENTS



25 Mariners Cottages

South Shields, NE33 2NG

£345,000

3 2 2 D





25 Mariners Cottages

South Shields, NE33 2NG

£345,000





Entrance hall
With stairs up to the first floor and down to the lower ground floor

Living room
14'11" x 13'11" (4.55 x 4.25)
A lovely sized room with double aspect windows having a partial sea view and a chimney breast with exposed brickwork and housing a wood burning stove, herringbone floor and a radiator

Bedroom/Sitting room
14'5" x 10'3" (4.41 x 3.13)
Alcove fitted wardrobes and a feature fire surround, window shutters, herringbone floor and a radiator

Utility
6'2" x 5'10" (1.89 x 1.80)
Base unit and work surfaces, plumbed for a washer, spot lights and sliding pocket door to the shower room

Shower room
7'3" x 6'2" (2.22 x 1.89)
A large shower enclosure with a mixer shower having both spray and drencher shower heads, tiled inside, vanity wash basin, WC, spot lights and a towel radiator

Lower Ground Floor
A lower basement floor with feature exposed stone work and plaster work, the hall opens to the main rooms but also into a rear lobby area with door through to the rear yard

Lounge
14'11" x 13'8" (4.55 x 4.17)
Full of character with exposed stone work walls and an original stone fire surround, laminate floor and a radiator

Kitchen diner
14'4" x 11'11" (4.38 x 3.65)
Fitted base units with hardwood work surfaces housing a Belfast sink, induction hob with filter hood over and oven under, exposed stone work walls and feature chimney breast, herringbone floor, spot lights and a column radiator

First floor
Landing with two built in cupboards, wood floor

Bedroom
14'9" x 10'3" (4.50 x 3.13)
Alcove built in cupboard and wardrobe, fire surround, laminate floor and a radiator

Bedroom
14'9" x 8'8" (4.50 x 2.65)
Laminate floor and a radiator

Bathroom
9'0" x 5'1" (2.75 x 1.55)
Bath, vanity unit with marble top and wash basin, WC, half panelled walls and a Victorian style towel radiator

Garage
Off the rear cobbled lane is a single garage with up and over door, ideal for a car or additional storage.

Tel: 01914569499

External

Front garden area from the private pedestrianised frontage in this lovely setting and conservation area. There is an enclosed rear walled and fenced yard with gate to the lane.

Note

Freehold Title, Grade 2 Listed, Mariners Cottages Conservation area. Council Tax Band A, Mains Services Connected, Flood Risk Very Low. Broadband Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 likely, Vodafone , EE and Three limited.









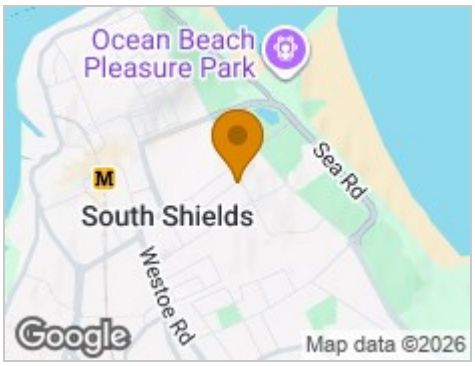
Road Map



Hybrid Map



Terrain Map



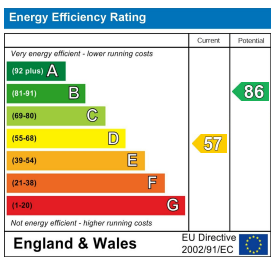
Floor Plan



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



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