

ColinLilley

ESTATE AGENTS



122 King George Road

South Shields, NE34 0ET

£565,000



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Entrance porch

Via a composite front door, window shutters and engineered wood floor, through to

Entrance hall

A wonderful sized entrance hall with aluminium glazed window feature to the living room, stairs lead to the first floor with a cupboard under and there is engineered wood floor and a radiator

Living room

A super comfortable front living room with bespoke alcove storage cabinets and shelving, a lovely marble fire surround with gas fire, coving, bay window and shutters, engineered wood floor and a radiator

Kitchen diner

Wow, undoubtedly the hub of the home and overlooking the open plan lower level garden lounge, this wonderful space comes with a breakfasting island unit, superb range of wall and base units topped with quartz work surfaces incorporating an under bench sink, integral fridge, freezer and dishwasher, under unit lighting, radiator and a glazed balustrade and steps over looking the lower level impressive lounge

Lounge

This stunning contemporary lounge has floor to ceiling windows with electric blinds that bring the outside in through bifold doors. The views and access to the west aspect garden and composite deck are amazing. With great volume and ceiling heights, the room has a central roof lantern, velux windows, spot lighting with heating provided by a contemporary 12.6 kw Stovax Multi Fuel fire and a radiator

Inner lobby

With engineered wood floor and doors to

Gym/reception/bedroom

This versatile room is fully fitted and used as a gym with panelling and wall mirrors, access to the garden is from French doors and there is engineered wood floor and a radiator. The room could be a ground floor bedroom ideal for elderly parents as it is next to the ground floor cloaks WC and utility room

Cloaks WC

Wash basin and WC, half panelled walls, spot lights and a towel radiator.

Utility

Fitted with wall and base units with a sink, integral washer, wine chiller and a handy walk in storage/linen cupboard space, radiator and door through to the storage garage

First floor

Landing with loft access via hatch and ladder. We are informed that the loft is boarded

Bedroom 1

A lovely main bedroom with feature wall panelling and fitted wardrobes by Greatlook interiors, window shutters and a radiator. Access through to the former fourth bedroom which is now the walk in wardrobe/dressing room

Dressing room

Fitted with a range of wardrobes, drawers and display shelving with lighting, window shutters and a radiator

Tel: 01914569499

En suite

Shower enclosure with porcelain tiling and a mixer shower with a drencher shower head, large vanity unit with wash basin, WC, spot lights and a towel radiator

Bedroom 2

Bay window and shutters, fitted wardrobes and an alcove cupboard, laminate floor and a radiator

Bedroom 3

Fitted wardrobes and dresser desk unit by Greatlook interiors, laminate floor and a radiator

Bathroom

A period style bathroom with a Heritage suite comprising a roll top bath with mixer shower tap, high level WC, pedestal stand wash basin, separate shower enclosure with both drencher and spray shower heads, period style towel radiator

Garage

Half sized garage with an electric door and being great for bike and bin storage. The central heating boiler is wall mounted.

External

Full block paved front drive for ample off street parking, whilst to the rear, the superb west aspect gardens are a great size, come with full width composite decking, pebble paths and synthetic grass for easy maintenance. There are external lights.

Note

Freehold Title, Council Tax Band D, Mains Services Connected, Flood Risk very low. Broadband Basic 11 Mbps, Superfast 75 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone and EE likely, Three limited.



Road Map



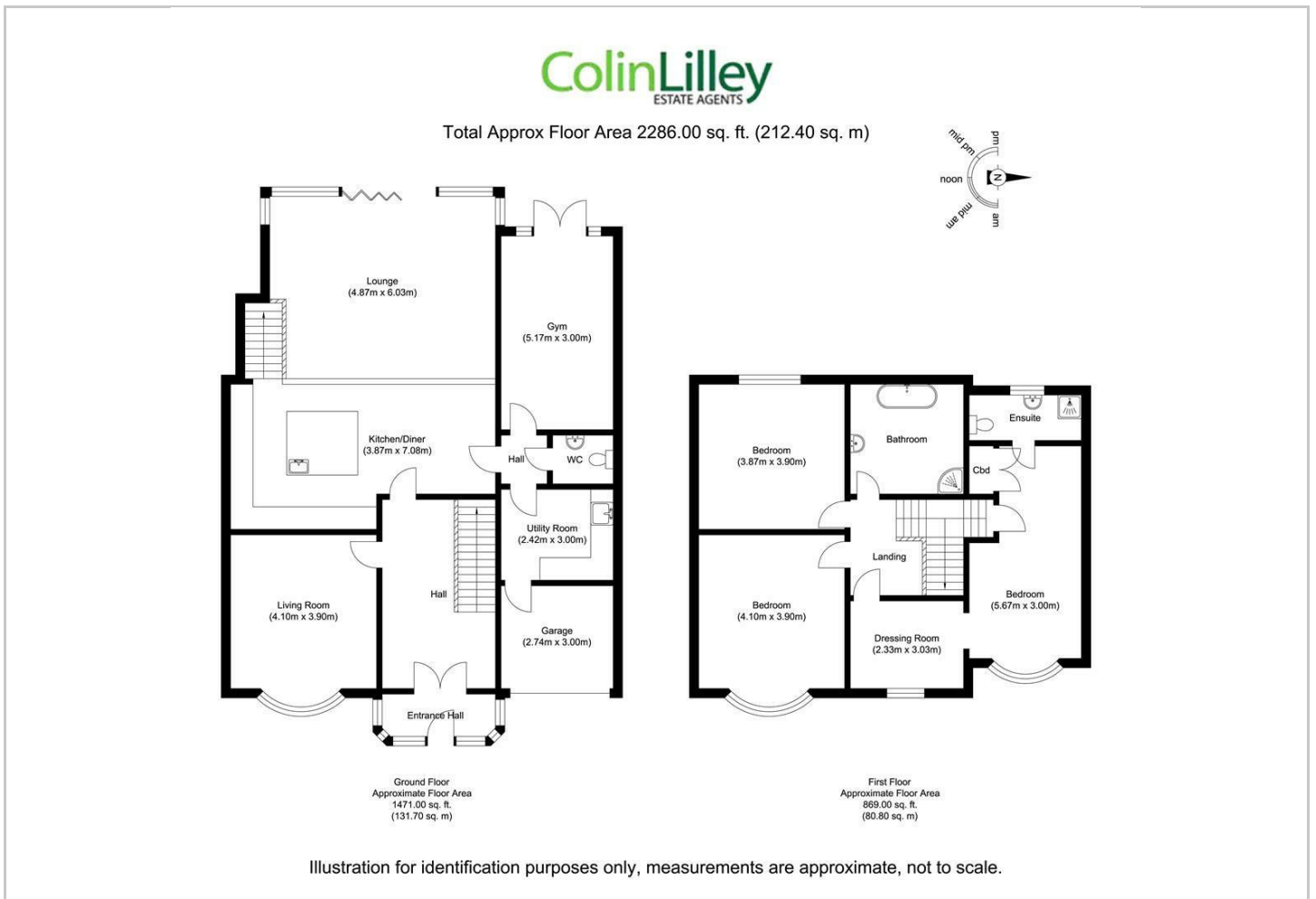
Hybrid Map



Terrain Map



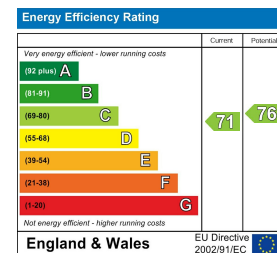
Floor Plan



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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