



51 King George Road

South Shields, NE34 0SR

£465,000



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## Entrance hall

With porcelain tiled floor, oak internal doors to the main rooms, stairs to the first floor with a cupboard under, radiator

## Cloaks WC

Vanity units housing the wash basin and WC, porcelain tiled floor, spot lights and a chrome towel radiator

## Living room

To the front with a bay window, ceiling rose and coving, timber fire surround with cast inserts, laminate floor and a radiator, arched through to

## Sitting room

Ceiling rose and coving, laminate floor and a radiator

## Kitchen diner family room

A superb open plan room with porcelain floor tiling and bifold doors to let the outside in. The kitchen area has a range of shaker style units topped with marble effect worktops and a breakfasting island. Incorporated is a sink with spray shower tap, electric hob, double oven, fridge, freezer and concealed spaces for the laundry appliances. There is an alcove cupboard housing the new central heating boiler, spot lights and two column style radiators

## First floor

Landing and half landing. There is loft access from the landing via a hatch and ladder with the

loft being floored and lined having a velux window, light and power. This makes great occasional hobbies room, home office or just ideal for extra storage.

## Bedroom 1

An extensive array of Sharps fitted wardrobes with overhead storage, drawers and seated bay window with storage, laminate floor.

## Bedroom 2

Fitted wardrobes and drawer units, laminate floor and a radiator

## Bedroom 3

Sharps fitted wardrobes and drawer units, laminate floor and a radiator

## Bathroom

A great sized bathroom with a five piece suite comprising a bath, wash basin, WC and bidet, separate shower enclosure with mixer shower, spot lights, tiled walls and a radiator

## Garage

A single garage with an electric roller door and courtesy door. The roof has recently been renewed. The garage is set at the end of a new resin drive with iron gates providing additional secure parking.

## External

Magnificent gardens to the rear with an additional "hidden" rear garden area with large

summerhouse having power and light. The mature gardens have good sized patio areas with external power points and lighting. A path meanders through the shrubbery to the "hidden" rear of the garden which has planted areas and the summerhouse making it an ideal family space for outside entertaining.

### Note

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



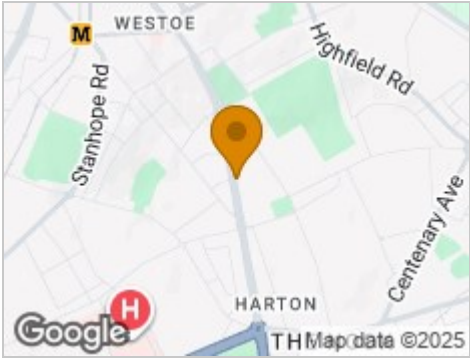
Road Map



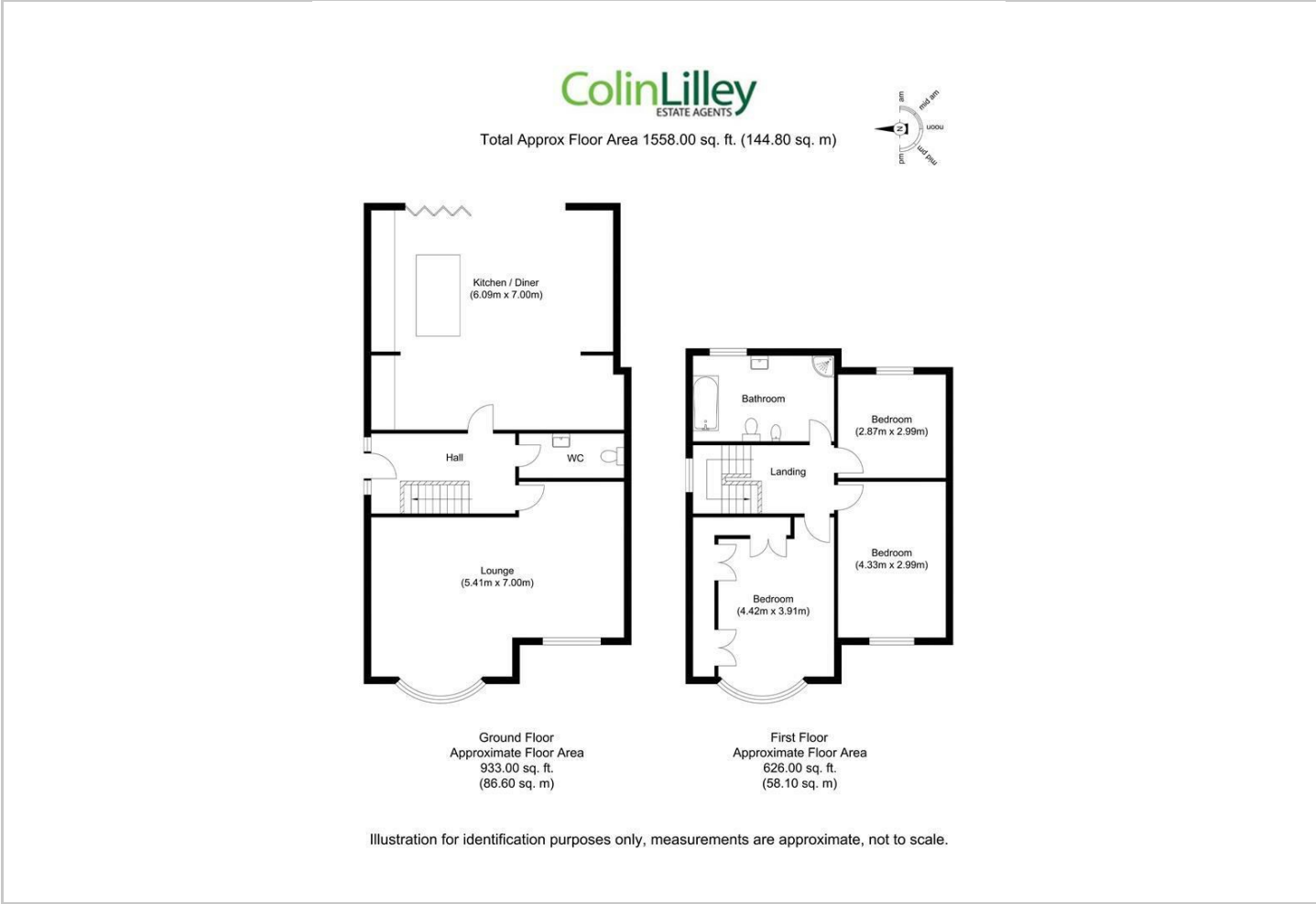
Hybrid Map



Terrain Map



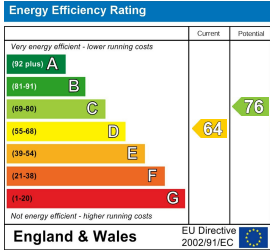
Floor Plan



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



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