Colin Lilley
ESTATE AGENTS



32 Marine Approach

South Shields, NE33 2TG

Offers Around £215,000

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Ideal for the growing family or those looking for that bit extra space and character, we are delighted to offer this period Mid Terraced Home in this convenient location for both coast and the town centre. Natural wood work in places, coving, picture rails and dado rails, all add to the character with the accommodation offering three reception rooms, a fitted kitchen, large bathroom with shower over the bath and three bedrooms. Benefits include gas central heating, double glazing and a rear paved yard area. These lovely homes are a great investment in this location and viewing is essential.







Entrance lobby
Via a composite front door, wood floor and through to

Entrance hall
Stairs to the first floor, radiator

Living room
To the front with a bay window and feature fire surround with a gas fire, ceiling rose and coving, radiator

Sitting/dining room
Feature fire surround with a gas fire, coving and a radiator

Breakfast/dining room
Built in cupboard, tiled floor, spot lights and a radiator

Kitchen
Fitted with wall and base units having contrasting work surfaces and housing a sink unit, gas hob with oven under and filter hood over, integrated fridge freezer and dishwasher, under unit light, tiled splash backs and a tiled floor, radiator

First floor
Half landing with return landing having original fitted cupboards and a radiator

Bedroom 1
With a bay window, coving and a radiator

Bedroom 2
Radiator

Bedroom 3
Skylight and a radiator

Bathroom
A great sized bathroom comprising a shower bath with a mixer shower tap and a mixer shower over, shower screen, a range of vanity storage units housing the wash basin and WC, painted wood floor and a radiator

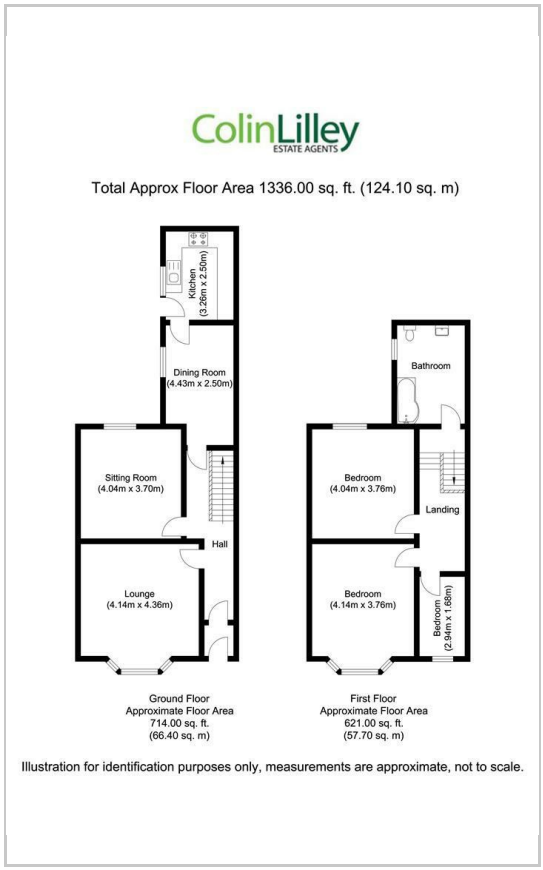
External
Enclosed rear yard with painted walls, paving and a plastic garden shed. To the front is a paved forecourt garden.

Note
Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very low, Broadband Basic 16 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 likely, EE, Three and Vodafone limited.

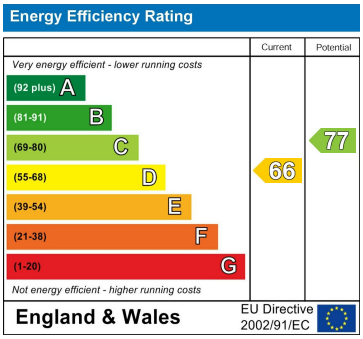
Area Map



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.

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