



125 Sunderland Road

South Shields, NE34 6NQ

Offers Around £595,000



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## Entrance hall

Tiled floor and a radiator

## Cloaks WC

Wash basin and WC, tiled walls and floor, chrome contemporary radiator

## Lobby

Through to

## Office/study

8'6" x 7'10" (2.60 x 2.40)

Fitted with office furniture making it an ideal study or homemaker space.

## Dining room

16'4" x 11'1" (5.00 x 3.40)

Large patio doors to the garden allowing light to flood in from the south west aspect. there is a tiled floor and open plan to the kitchen and to the living room

## Kitchen

13'7" x 10'9" (4.16 x 3.28)

Fitted with a range of wall and base units topped with granite work surfaces and housing a sink unit, five burner hob with filter hood over, double oven, dishwasher, fridge freezer and a breakfast bar area, tiled floor

## Living room

20'6" x 12'8" (6.27 x 3.88)

A super sized lounge with feature tiled wall, spot lights, radiator and patio door to the garden

## Lounge

20'9" x 11'3" (6.35 x 3.44)

A second living room/tv room with a feature fire surround, patio doors to the garden and a radiator

## Sun room

10'5" x 6'7" (3.19 x 2.02)

Tiled floor and a patio door to the front garden, door through to the double garage

## Inner hall

Stairs to the first floor

## First floor

Landing

## Bedroom 1

14'6" x 10'4" (4.42 x 3.15)

A range of fitted wardrobes and dresser unit, overhead storage, radiator

## Bedroom 2

15'7" x 9'6" (4.76 x 2.90)

Fitted wardrobes with sliding doors, radiator

## Bedroom 3

10'8" x 10'8" (3.27 x 3.26)

Fitted wardrobes and a radiator

## Bedroom 4

10'8" x 9'10" (3.27 x 3.02)

Fitted wardrobes and a radiator

## Bathroom

13'1" x 7'1" (4.00 x 2.16)

A large bathroom with a four piece suite and tiled floor and walls, comprising a corner bath, vanity units with a wash basin, WC, corner shower enclosure with body jets, spot lights.

## Double garage

18'8" x 18'2" (5.69 x 5.55)

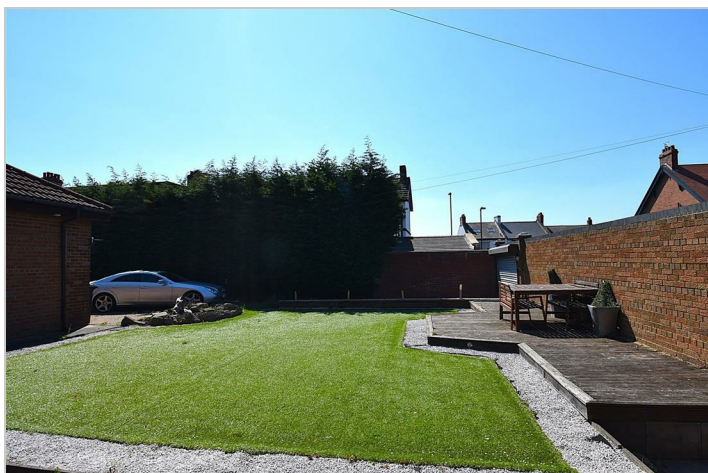
A large double garage with twin doors, fitted wall and base units with a sink making a useful utility space, tiled floor

## External

Gardens mainly to the front south west aspect with large garden walls creating a good level of privacy to enjoy the outside space which has synthetic grass, decking and a patio. There is a roller garage door in the wall which leads to a long block paved drive to the double garage and a second drive via a roller garage door has further off street parking close to the front door. A superb private space.

## Note

Freehold Title, Council Tax Band E, Mains Services Connected. Flood Risk very low. Broadband Basic 14 Mbps, Ultrafast 1000 Mbps. Satellite/fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone, EE and Three variable in home.



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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