



22 Prensgarth Way

South Shields, NE34 9HD

Open To Offers £267,500





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## Entrance hall

A glazed entrance porch opens to the hall with stairs to the first floor, radiator

## Living room

Extended to the front with a large window, feature fire surround with an electric fire, ceiling rose and coving, two radiators

## Kitchen diner

Base units and work tops, requiring a full renovation but would make a lovely kitchen diner with patio doors to the garden and a built in storage cupboard. there is a sink and an electric hob with oven under, radiator and open through to the sun room

## Sun room

With patio door to the garden, radiator and door to the original garage

## First floor

Landing and inner hall to the extension bedroom and en suite. There is a built in cupboard

## Bedroom 1

the extension bedroom over the larger garage with spot lights and two radiators

## En suite

A superb sized en suite bathroom with a large chromatherapy spa bath with inset shower, vanity unit with wash basin, WC, tiled walls and floor, chrome towel radiator

## Bedroom 2

Radiator

## Bedroom 3

Radiator

## Bedroom 4

Radiator

## Bathroom

Corner spa bath with mixer shower over, wash basin and WC, tiled walls and tiled floor, radiator

## Garage

The original garage with up and over door and internal access from the sun room

## Garage

A larger extension garage with an insulated electric roller door and courtesy door to the rear.

## External

Superb large block paved drive providing ample vehicle parking and off street standage for campervan or caravan etc. There are gardens to the rear with a pond and paved patio area.

## Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 3 Mbps, Ultrafast 1000 Mbps. Satellite /Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone, EE and Three all likely

Tel: 01914569499



Road Map



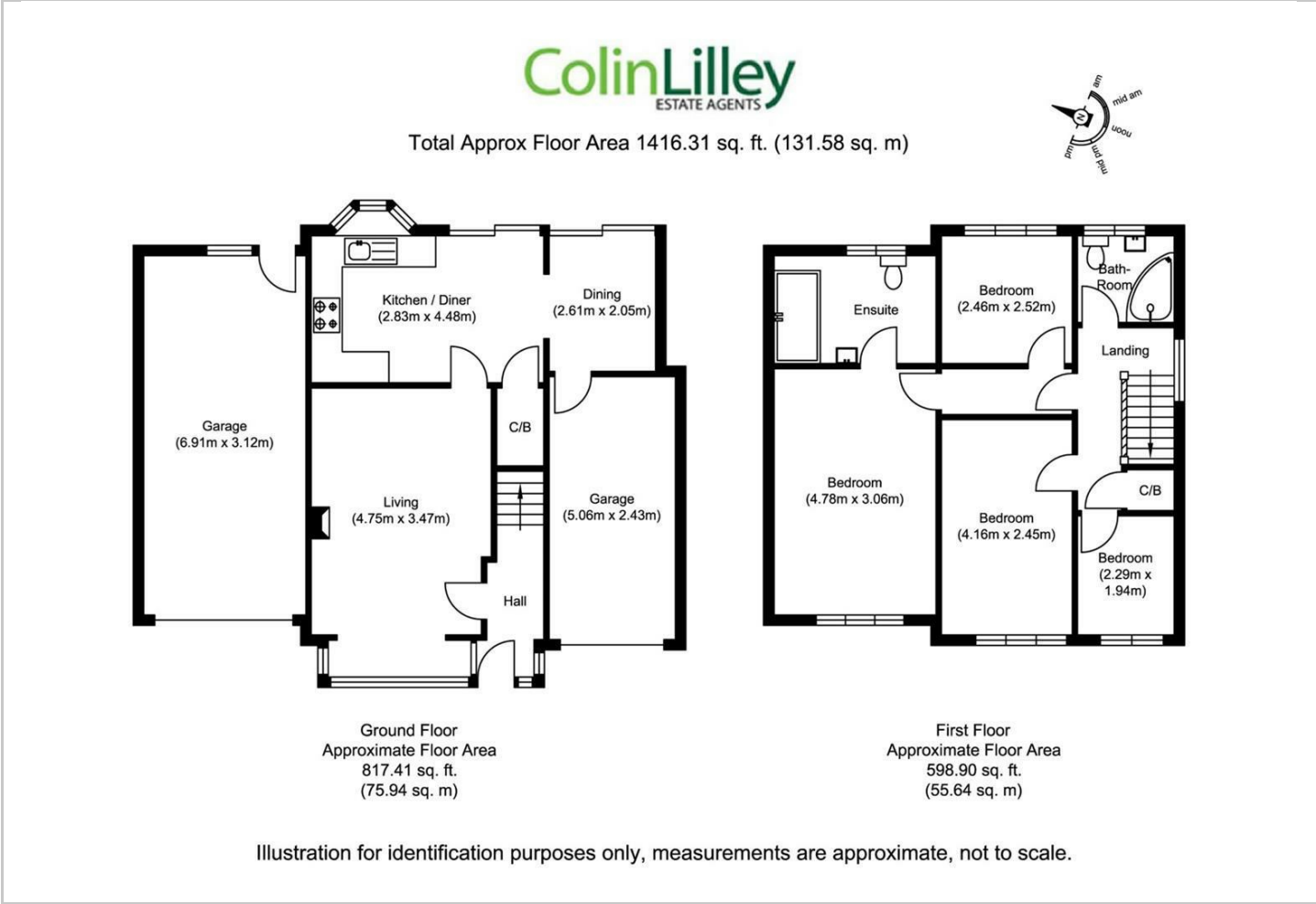
Hybrid Map



Terrain Map



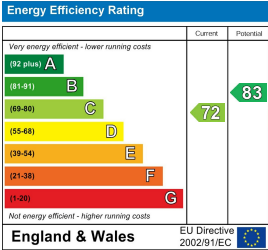
Floor Plan



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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