



54 Grotto Road

South Shields, NE34 7AH

£245,000



Situated at the head of this cul de sac location with South West rear aspect gardens, garage, drive and visitor parking, we are delighted to offer this much improved family sized Semi Detached Home. Offering a neutral style to the decor and with some lovely features including hardwood work surfaces to the kitchen units, oak internal doors, a tiled bathroom with shower over the bath, the good sized garage with utility workshop, gas central heating and double glazing. There are limited sea views form the front. Three bedrooms, lounge to rear sitting room/kitchen area and a fitted kitchen. Viewing essential.



Entrance porch

Laminate floor and through to

Entrance hall

Stairs to the first floor, laminate floor and a radiator

Living room

Laminate floor and a radiator, open through to

Diner/ kitchen area

French doors to the rear, a range of base units and hardwood work surfaces with tiled splash backs, integral fridge freezer, laminate floor and a radiator

Kitchen

Fitted with wall, base units and hardwood work surfaces with tiled splash backs. Housed is a sink unit, electric hob with filter hood over, eye level double oven, laminate floor

First floor

Landing with cupboard housing the central heating boiler

Bedroom 1

A range of fitted wardrobes with sliding doors, some sea views, radiator

Bedroom 2

Radiator

Bedroom 3

Built in wardrobes, some sea views, radiator

Bathroom

Bath with electric shower over and a shower screen, vanity unit housing the wash basin, WC, tiled walls, laminate ceiling with spot lights, built in cupboards, towel radiator

Garage

A generous single detached garage with up and over door. To the rear of the garage is a workshop/utility area. Drive parking to the front on a block paved drive. Visitor parking area to the front.

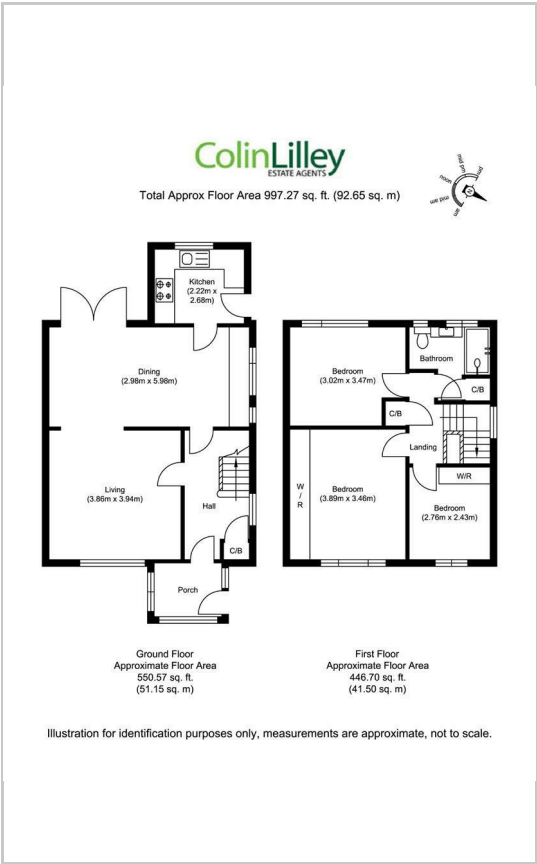
External

Enclosed rear patio garden with lawned area and raised flower beds. The garden is South West facing and is a great sun trap.

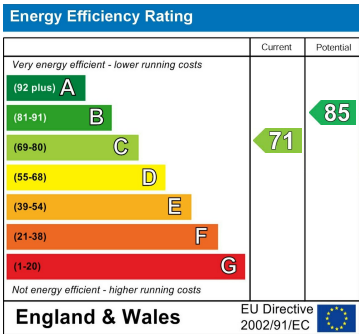
Area Map



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.