



# 125 Sunderland Road

South Shields, NE34 6NQ

Offers Around £625,000











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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 homeworker 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

Tel: 01914569499

#### **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.

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.

#### Note

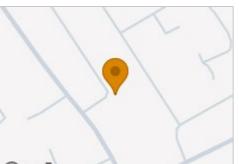




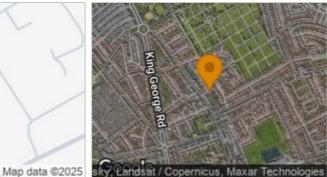




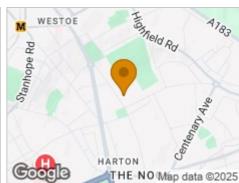
# **Road Map**



# **Hybrid Map**



# **Terrain Map**



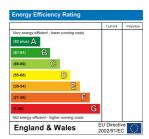
### Floor Plan



## 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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