



## 92 Warwick Road

South Shields, NE34 0SQ

£265,000



An ideal proposition for the growing family having been extended to the side and rear to offer spacious accommodation with some great features. The rear extension is the full width of the home and comes with velux windows and bifold doors offering the new owner the chance to finish and fit out to their specification. To the ground floor there is a second reception room that could also be a ground floor bedroom with a stylish shower room and a separate utility. Upstairs, three double bedrooms, the main bedroom with a walk in wardrobe and an en suite, plumbed but again requiring a fit out. The two remaining bedrooms will share the family bathroom. Outside, south west aspect rear gardens lead to a large single detached garage



Entrance porch

Via a composite front door and through to

Entrance hall

Stairs to the first floor

Living room

With a bay window, log burning stove with mantel beam above, radiator

Kitchen diner family room

Extended across the rear of the home with bi fold doors, plastered walls, velux sky lights and wiring, this versatile room requires full large cosmetic fitting and finishing to the new homeowners specification yet comes with a sink unit and kitchen base unit and two radiators.

Inner hall

The inner hall leads to

Tv room/bedroom 4

With a bay window and radiator, this versatile room could be a ground floor bedrooms as there is a shower room and utility off the hall.

Shower room

A modern stylish shower room with tiled walls having a shower enclosure with an electric shower, vanity unit with wash basin, a WC and a chrome towel radiator

Utility

Base unit and worktop with sink, plumbed for appliances, wall mounted central heating boiler and a door to the outside

First floor

Landing with a return hall, built in cupboard and spot lights

Bedroom 1

Radiator. Off the bedroom is a large walk in wardrobe and also a door to the ensuite

En suite

Requiring fitting and finishing, there is plumbing for a shower and wash basin.

Bedroom 2

Radiator

Bedroom 3

Bay window and a radiator

Bathroom

Comprising a bath, wash basin and WC, part tiled walls and a radiator

Garage

A large detached garage to the rear of the plot, having been re roofed and comes with an up and over door and courtesy door.

External

A good sized rear garden with great south west aspect. Gardens to the front with slate shale and walls

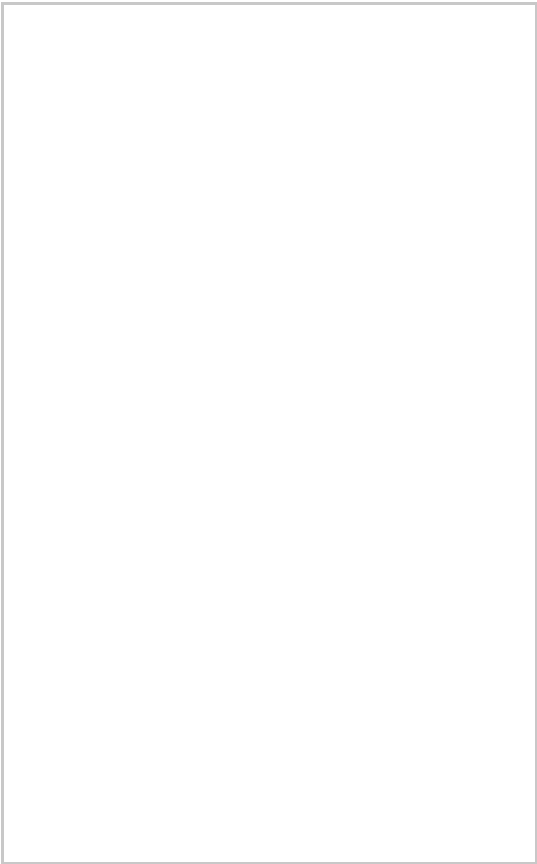
Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk Very Low, Broadband Basic 11 Mbps, Superfast 80 Mbps, Ultrafast 1000. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 and Three likely, EE and Vodafone limited. Floor Plan and EPC to follow

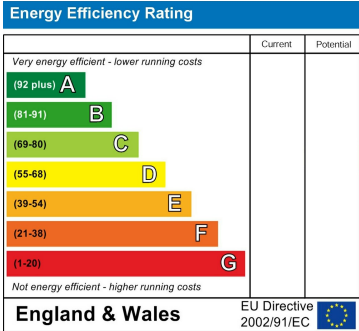
Area Map



Floor Plans



Energy Efficiency Graph



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