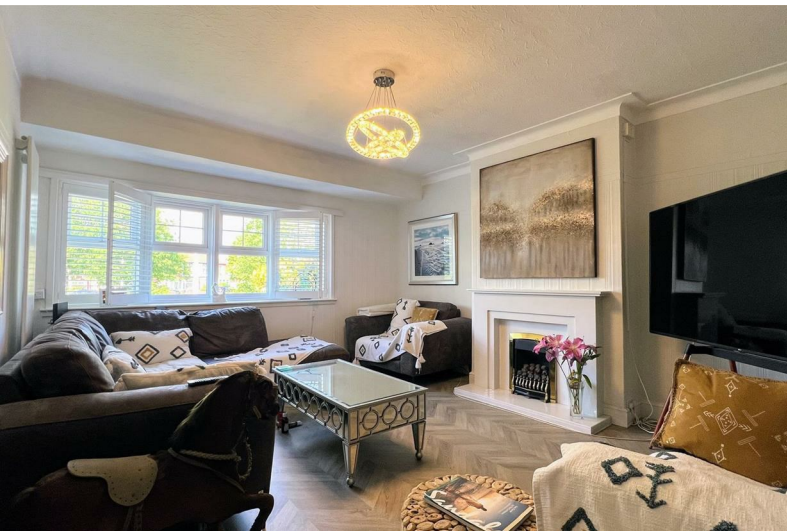




79 King George Road

South Shields, NE34 0ST

£415,000





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## Entrance hall

Via a composite front door with stairs to the first floor, herringbone laminate floor, part panelled walls and a radiator

## Cloaks WC

WC, tiled floor and clad walls, radiator

## Living room

Polished stone fire surround with a gas fire, bow window with shutters, feature stone effect wall, herringbone laminate floor and a column radiator

## Kitchen

A new Magnet fitted kitchen with wall, base units and quartz work surfaces housing a Belfast style sink unit with mixer tap, induction hob with filter canopy over, eye level oven, atrium skylight and spot lights, herringbone laminate floor and a column radiator

## Conservatory

Two column radiators and herringbone floor, French doors to the garden

## Shower room

A new shower room installation with corner shower having body jets, spray and drencher shower heads, bowl style wash basin on a shelf, built in cupboard, tiled floor and feature clad walls, spot lights and an anthracite towel radiator

## Bedroom 1

A range of fitted wardrobes, laminate floor and a radiator

## Bedroom 3

Bow window with shutters, laminate floor and a radiator

## First floor

Landing

## Bedroom 2

T fall of the roof with velux windows allowing light to flood in. There are spot lights and a radiator

## Bathroom

T fall of the roof with velux windows, feature clad wall and a roll top bath with mixer shower tap and a mixer shower over, pedestal style wash basin, WC, spot lights and a chrome towel radiator

## Garage

A single detached garage with electric roller door and courtesy door. There is a worktop and plumbing for the washer. To the front is a printed concrete drive with parking for two cars.

## External

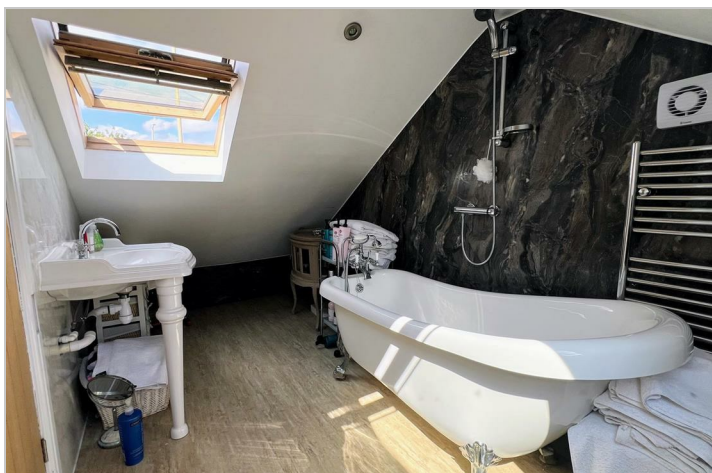
Superb and surprisingly large rear garden with various paved and block paved and sandstone patio areas designed to enjoy the summer sun. A pond with water blade creates a tranquil sound whilst a recently installed summerhouse is ideal for relaxing and garden enjoyment.

## Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low.

Tel: 01914569499

Broadband Basic 6 Mbps, Superfast 60 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three, Vodafone and EE all likely



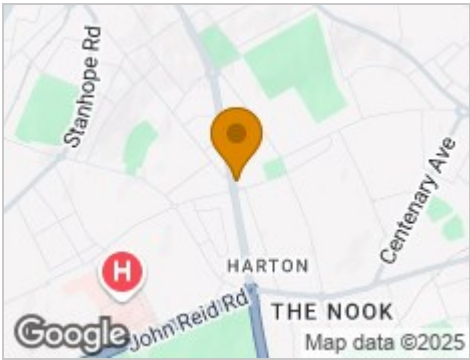
Road Map



Hybrid Map



Terrain Map



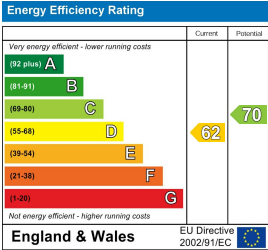
Floor Plan



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



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.