



35 Rockcliffe

South Shields, NE33 3JH

Offers Around £345,000



A Turnkey Home offered Chain Free.

This exquisite Terraced Home presents a rare opportunity to acquire a stylish and beautifully designed proposition. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The interior is nothing short of stunning, showcasing modern finishes and thoughtful design throughout. On offer is a lounge with pocket sliding doors to the stunning open plan family/living/kitchen and dining room. There is a cloaks WC, Sharps fitted wardrobes to the main bedroom which has a lovely en suite shower room. The two further bedrooms are served by the luxurious family bathroom. Outside the rear gardens are landscaped with porcelain tiled patios, synthetic grass and timber border treatments. This property is truly a gem, rare to the market and If you are seeking a stylish home in a desirable location, this property in Rockcliffe is not to be missed.



Entrance hall

Via a composite front door, stairs to the first floor, tiled floor and half feature panelled walls, radiator and oak internal doors to the rooms.

Living room

Amtico lvt floor and pocket sliding doors to the kitchen family space, built in cupboard and radiator

Kitchen diner

A superb open plan space with a modern style and opening into a vaulted ceiling sun room overlooking the garden. The kitchen area has an extensive range of white wall and base units with slim cement finish compact work surfaces moulding into a breakfast bar area. Housed is a sink unit, induction hob, double oven and plate warming drawer, fridge freezer, washer and dishwasher, under unit lights and spot lights, three stylish column radiators and a radiator. Amtico floor and opening into:

Sun room

With vaulted ceiling with spot lights, bifold doors to the garden and Amtico floor

Rear lobby

Formed from the original garage, the inner lobby is a great storage space and gives access to the remainder of the garage and also the cloaks WC

Cloaks WC

WC and wash basin, tiled walls and feature mirror tiled wall, chrome towel radiator

First floor

Landing with oak internal doors to the rooms, loft access via hatch and ladder which we are informed is boarded and has lights. There is a built in cupboard housing the central heating boiler.

Bedroom 1

A good range of Sharps fitted wardrobes, lined and with drawers and soft close doors, radiator

En suite

Shower enclosure with drencher and spray shower heads, vanity unit with wash basin, WC, tiled walls and spot lights, chrome towel radiator

Bedroom 2

Stairhead cupboard, radiator

Bedroom 3

Radiator

Bathroom

A luxury family bathroom with a bath havig mixer shower tap, wall hung vanity unit with wash basin, WC, bathroom cabinet with mirror and lighting, tiled walls and floor, spot lights and a black towel radiator.

Garage

The remainder of the garage is ideal for storage and has an electric roller door and courtesy door into the home

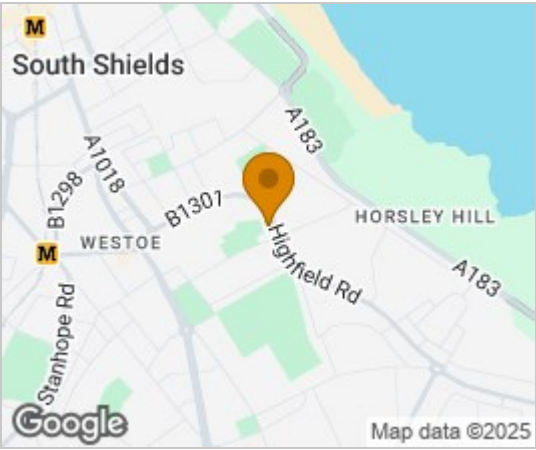
External

Front lawned garden with block paved drive and a paved path. To the rear are enclosed gardens with porcelain tiled patios to catch the summer sun, synthetic grass, raised planted flower bed and timber boundary treatments, external tap

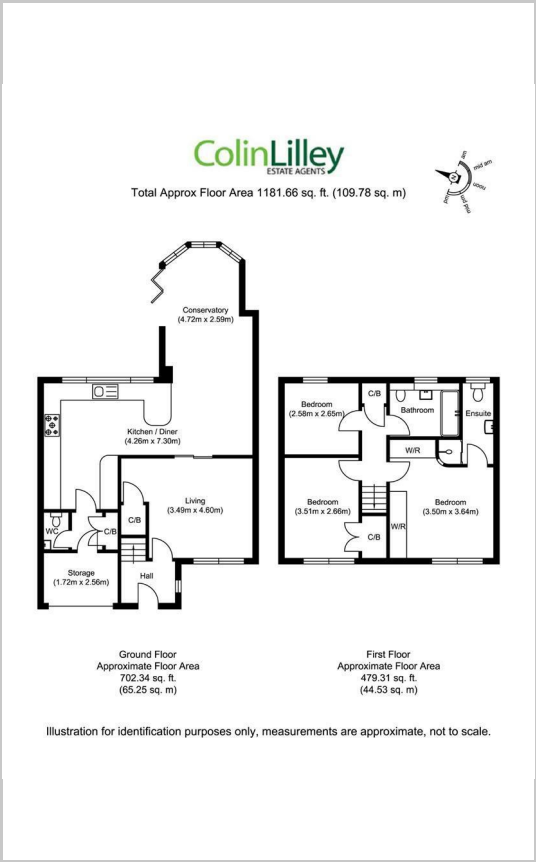
Note

Freehold Title, Council Tax Band D, Mains Services Connected, Flood Risk very low. Broadband Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre Tv availability BT and Sky, Mobile Coverage O2 and Vodafone likley, Three and EE limited.

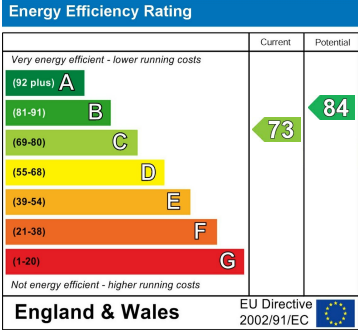
Area Map



Floor Plans



Energy Efficiency Graph



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