



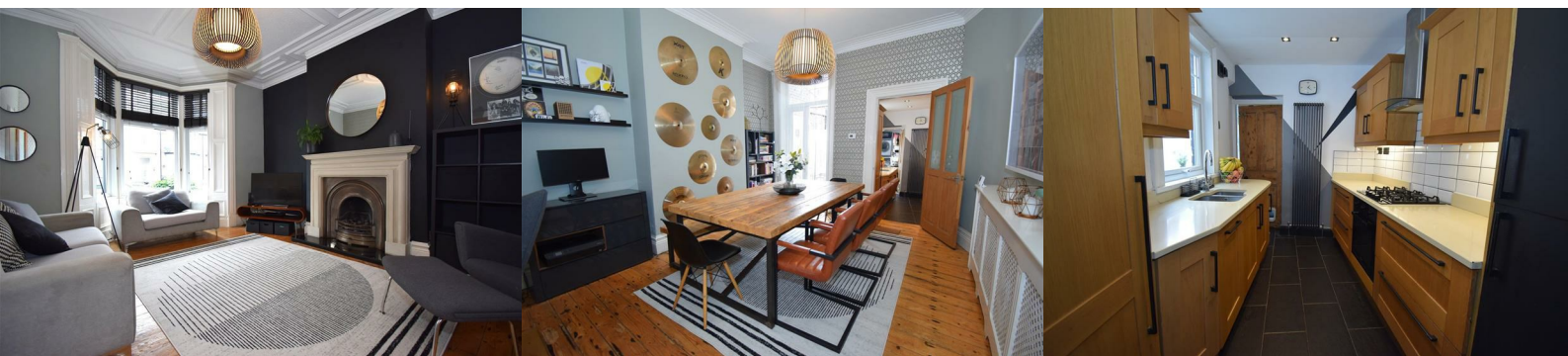
39 Marine Approach

South Shields, NE33 2TG

Offers In The Region Of £225,000



Style and character in this lovely location for both coast and town centre, a period three bedroom Mid Terraced Home that offers great space for a couple or family. There are some lovely features including wood floors, stone kitchen work tops, a large bathroom with five piece suite, bold stylish decor, three bedrooms, a useful cloaks WC and utility. Benefits include gas central heating, double glazing and a rear yard. Sure to impress with a large lounge through to dining room, this is a great home for the discerning buyer. Viewing essential to fully appreciate.



Entrance lobby

Via a composite front door with a tiled floor and through to

Entrance hall

Stairs to the first floor, tiled floor and a radiator

Cloaks WC

Saniflow macerator WC and a wash basin, tiled floor and a chrome towel radiator

Living room

A stylish and boldly decorated room with a bay window, fire surround with cast inserts and a gas fire, wood floor, coving and ceiling mouldings, radiator and open through to

Dining room

French doors to the rear, wood floor, ceiling rose and coving, radiator

Kitchen

Fitted with oak wall and base units with stone work surfaces housing an under bench sink, gas on glass hob with oven under and filter hood over, integrated fridge freezer and slimline dishwasher, tiled splash backs with under unit lighting, tiled floor, spot lights and a column radiator

Utility

Plumbed for a washer and providing additional storage, tiled floor an door to the yard,

First floor

Landing and half landing. Loft access via hatch and ladder, the loft having some boarding.

Bedroom 1

Bay window with fitted storage seat, coving and a radiator

Bedroom 2

Free standing wardrobes, coving and a radiator

Bedroom 3

Radiator

Bathroom

A lovely large bathroom with a five piece suite, tiled floor and spot lights, towel radiator. There's a bath with mixer shower tap, his and hers wash basins with cabinets above, WC, separate shower enclosure with a mixer shower having both drencher and spray shower heads.

External

Front forcourt style garden. Rear "yarden" with painted walls and external power.

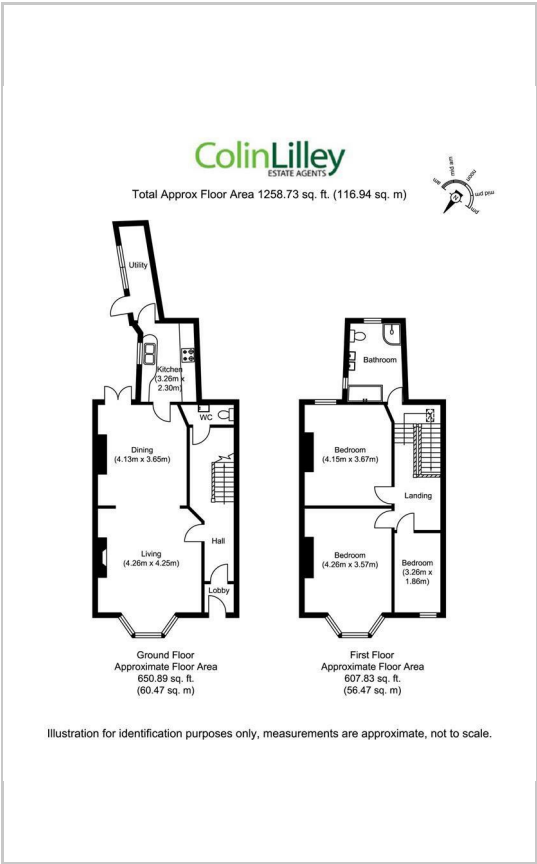
Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very Low. Broadband Basic 16 Mbps, Superfast 69 Mbps, Ultrafast 1000 Mbps. Satellite/fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 likely. Three, EE and Vodafone limited.

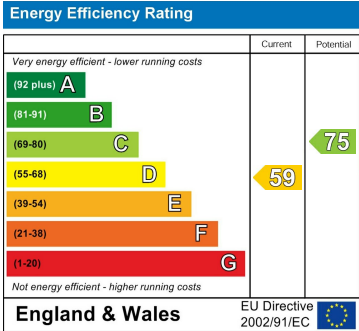
Area Map



Floor Plans



Energy Efficiency Graph



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