



## 22 Cornwallis Square

South Shields, NE33 1SD

Offers Over £140,000



An ideal first home and suitable for the down sizer, a great End Terraced House in this convenient location for the Town Centre and the developing Riverside and bars. The property has been well cared for and fully upgraded, comes with a recently installed double block paved drive and has a superb sized modern styled bathroom with four piece suite. There is a patio garden to the rear for ease of maintenance and benefits that include gas central heating, double glazing, fresh decor and an added ground floor cloaks WC. On offer are two double bedrooms, a boarded loft, the lounge and a kitchen diner with fitted units and hardwood work surfaces. An all round great first home and one not to be missed.



## Entrance hall

Via a composite front door with stairs to the first floor, radiator

## Living room 13'1" x 12'7" (4.00 x 3.85)

Bow window, feature fire surround with a gas fire, spot lights, engineered wood floor and double doors to the kitchen diner, radiator

## Kitchen diner 16'10" x 7'8" (5.15 x 2.36)

Fitted with wall and base units with hardwood work surfaces housing a butler style sink unit, filter hood and tiled splash backs, French doors to the garden, laminate floor and a radiator

## Cloaks WC

Wash basin and WC, part tiled walls, spot lights and a radiator

## First floor

Landing with laminate floor

## Bedroom 1 16'10" x 9'4" (5.15 x 2.85)

Across the front of the home with laminate floor and a radiator

## Bedroom 2 11'9" x 8'2" (3.60 x 2.50)

Engineered wood floor and a radiator. Access to the loft via hatch and ladder

## Loft

The loft is boarded and has two velux windows and a light, great for additional storage

## Bathroom 8'6" x 8'4" (2.60 x 2.55)

A super large bathroom with a four piece suite in white comprising a bath, wash basin and WC, separate shower enclosure with mixer shower, vanity units and tiled walls, radiator

## External

A superb double block paved drive to the front for that all important off street parking. To the rear are enclosed block paved patio gardens with small decked area stepped to the patio and an external tap.

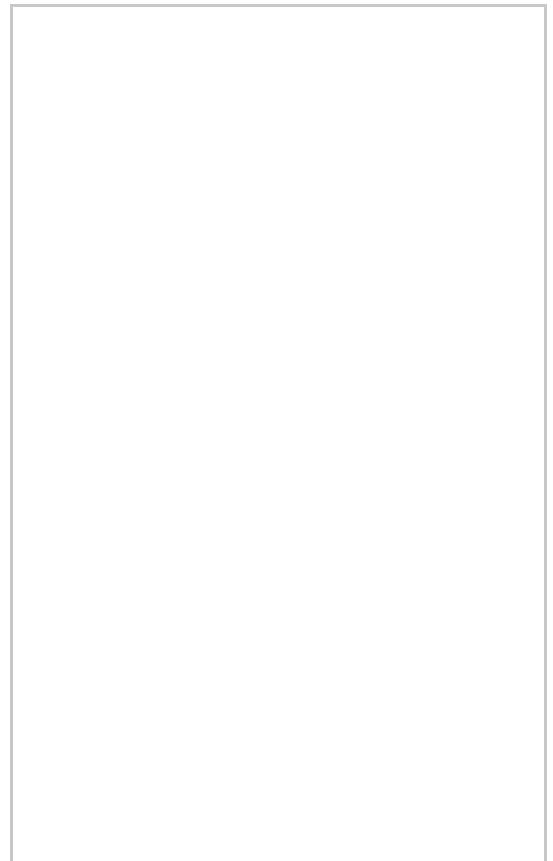
## Note

Freehold Title, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 15 Mbps, Superfast 44 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited

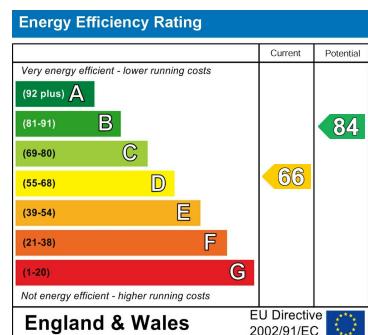
## Area Map



## Floor Plans



## Energy Efficiency Graph



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