



151 Harton Lane

South Shields, NE34 0PW

£319,950





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## Entrance hall

Via a composite front door, stairs to the first floor with feature half panelled walls, built in cupboard, laminate floor, spot lights and cast style radiator

## Utility cloaks

A great space for hiding away coats and shoes etc providing storage space and through to

## Cloaks WC

Super stylish cloaks WC with half tiled walls and split fold door to extra storage space. There is a WC and vanity unit with wash basin, spot lights and a radiator

## Living room

13'4" x 11'1" (4.08 x 3.40)

To the front of the home with a bay window, polished stone effect fire surround with a gas fire, radiator and sliding doors to the dining room

## Dining room

11'5" x 11'3" (3.48 x 3.44)

A stylish dining room with half pannelled walls to a feature coloured chimney breast with alcove cupboards and display shelving, LVT floor and a cast style period radiator, open through to the kitchen diner.

## Kitchen diner

22'2" x 10'9" (6.77 x 3.30)

An absolutley amazing space to the rear of the home with vaulted ceiling having velux skylights, Bifold doors with internal blinds for privacy and a

superb two tone coloured fitted kitchen with contrasting Silestone work surfaces and a large dining Island unit. There's a Belfast style sink, double extractor hood, integral appliances including a microwave, dishwasher, fridge freezer, brick feature wall with contemporary electric fire built in, LVT floor, spot lights and cast style period radiator

## First floor

Landing with half panelled walls and spot lights.

## Bedroom 1

11'2" x 11'1" (3.42 x 3.40)

Extensively fitted with a good range of wardrobes incorporating a dresser unit, radiator

## Bedroom 2

11'3" x 9'5" (3.45 x 2.88)

Wall to wall fitted wardrobes, radiator

## Bedroom 3

6'11" x 6'10" (2.12 x 2.10)

Loft access via hatch and ladder, radiator

## Bathroom

A character bathroom with a three piece suite comprising a bath with mixer shower over having both drencher and hair washing shower heads, wall hung vanity unit with a large wash basin, WC, tiled walls with coloured split tiling and contrasting tiled floor, spot lights and a towel radiator

## The Drunken Duck

12'2" x 9'3" (3.71 x 2.82)

Magnificent and so well constructed, The Drunken Duck sits at the bottom of the garden and is accessed via a decked frontage and external lighting which leads into a bar having power, spot lights and timber bar area making this a superb man cave space. Built in to the side is a large storage /shed area.

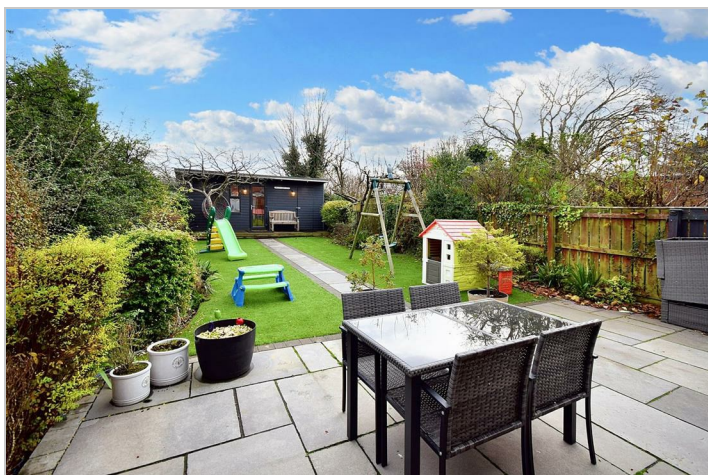
### External

To the front a full block paved drive for ample off street parking, whilst to the rear, this sunny aspect long garden comes with a neat stone patio area and synthetic grass with central stone path leading to The Drunken Duck. There is mature garden planting and ample space to relax and enjoy these great gardens.

### Note

Freehold Title, Council Tax Band C , Mains Services Connected. Flood Risk none. Broadband Basic 10 Mbps, Superfast 64 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin.

Mobile Coverage, Vodafone likely. O2, EE and Three limited.





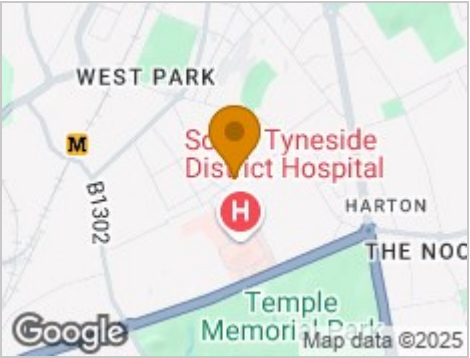
Road Map



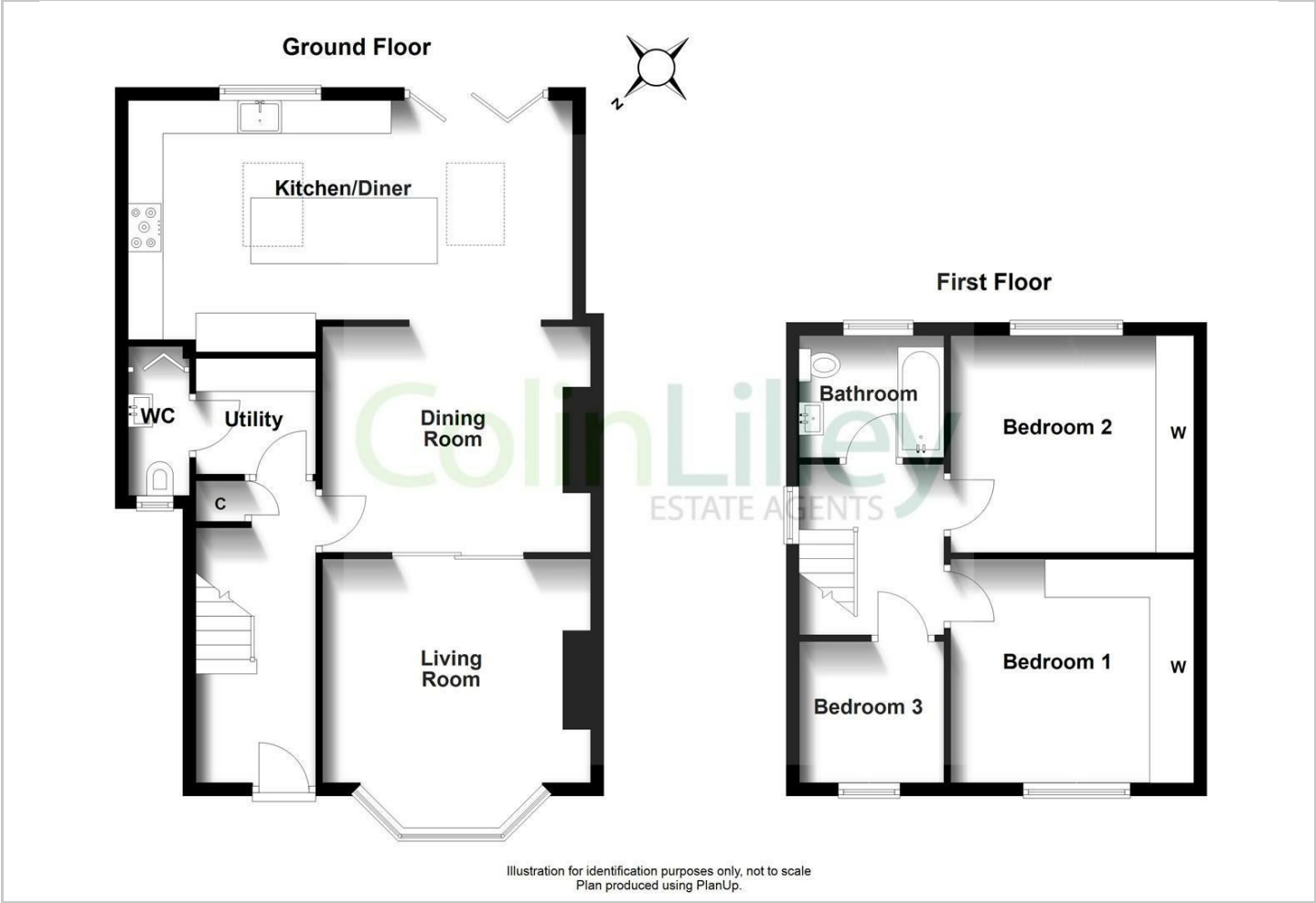
Hybrid Map



Terrain Map



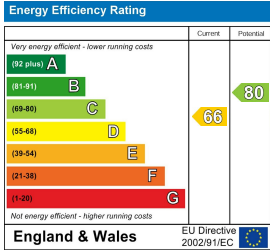
Floor Plan



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



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