



## 178 King George Road

South Shields, NE34 0ET

£395,000



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## Entrance porch

Through to

## Entrance hall

Stairs to the first floor with built in cupboard. There is an additional cupboard housing the central heating boiler, radiator

## Living room

16'4" x 12'11" (5.00 x 3.95)

Feature fire surround with an electric fire, radiator

## Dining room

14'1" x 11'10" (4.30 x 3.62)

Extended to the rear with glazed panels and patio doors overlooking the west aspect gardens, radiator

## Kitchen

14'5" x 8'2" max (4.40 x 2.50 max)

Fitted with a range of wall and base units with contrasting work surfaces housing a sink unit, electric hob, double oven and microwave, tiled walls and a radiator

## Utility

7'6" x 5'4" (2.30 x 1.64)

Plumbed for a washer, sink unit, door to the garage and outside.

## Cloaks WC

WC

## First floor

Landing

## Bedroom 1

19'8" x 8'8" (6.00 x 2.65)

The side extension bedroom with a range of fitted wardrobes with overhead storage, windows to both front and rear, two radiators

## Bedroom 2

15'2" x 10'7" (4.63 x 3.25)

Fitted wardrobes with overhead storage and built in wardrobes with sliding doors, radiator

## Bedroom 3

15'1" x 10'9" (4.60 x 3.30)

Fitted wardrobes with overhead storage and built in wardrobes with sliding doors, radiator

## Bedroom 4

9'2" x 6'9" (2.80 x 2.06)

Built in wardrobes with sliding doors, radiator

## Shower room

8'10" x 5'6" (2.70 x 1.68)

A large shower enclosure with a mixer shower with both drencher and spray shower heads, vanity unit housing the wash basin and WC, clad walls, spot lights and a towel radiator

## Garage

24'11" max x 8'8" (7.60 max x 2.65)

A double length tandem garage with up and over door, power and light. There is a side carport accessed via an electric roller door.

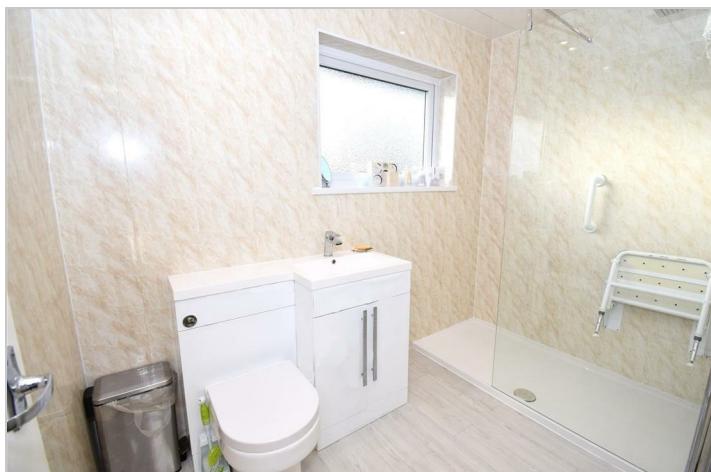
## External

To the front is a wide double width concrete drive

for ample vehicle parking in front of the garage and carport. To the rear are generous enclosed west aspect lawned gardens with mature planting and a concrete patio area.

### Note

Freehold Title, await confirmation. Council Tax Band E, Mains Services Connected, Flood Risk very low. Broadband Basic 12 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone and EE likely, Three limited.



## Road Map



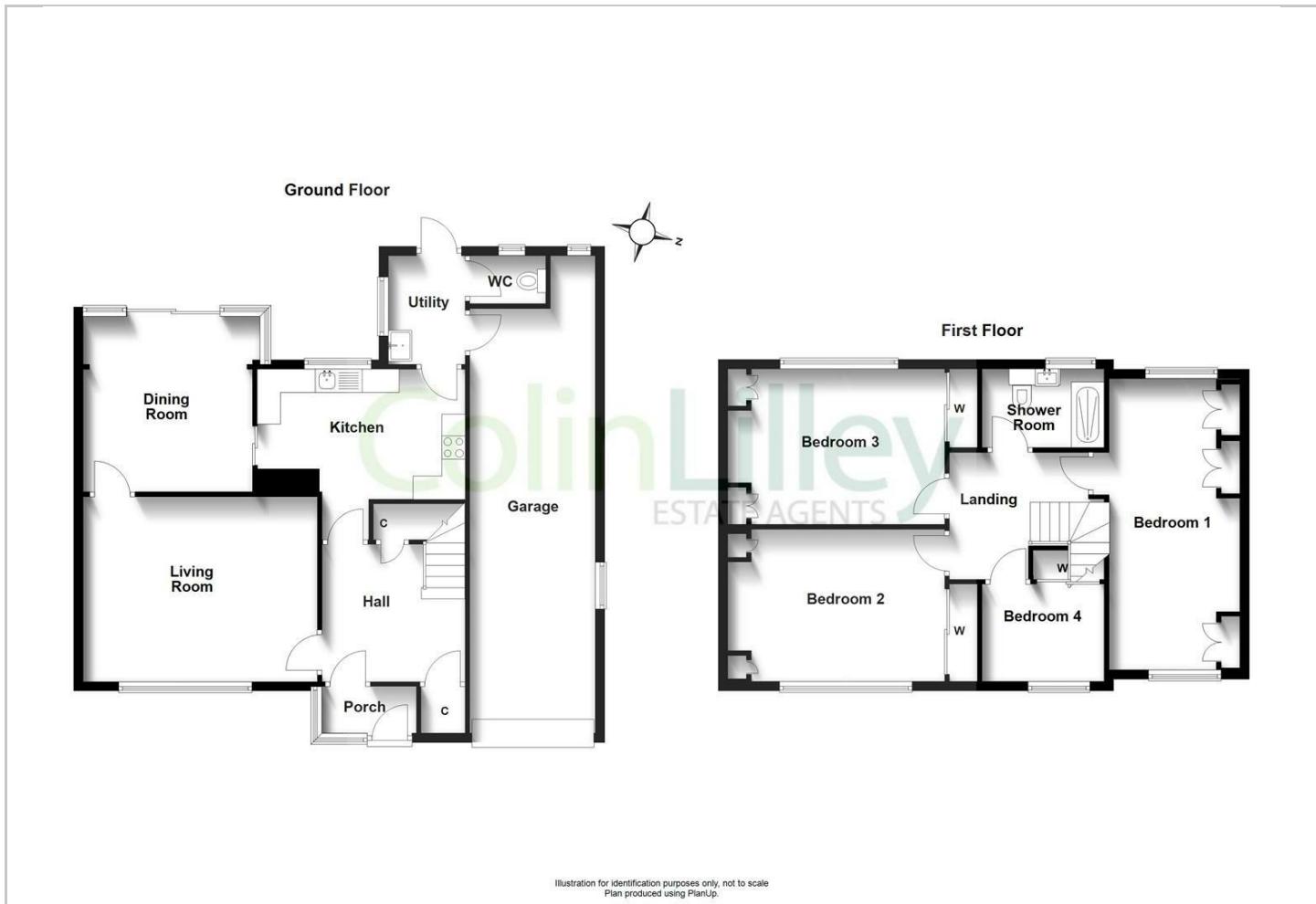
## Hybrid Map



## Terrain Map



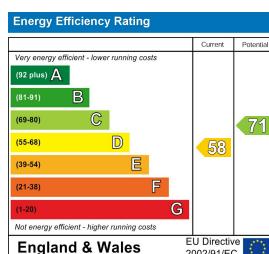
## Floor Plan



## 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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