



## 6 Belgrave Terrace

South Shields, NE33 2RX

Offers In The Region Of £278,000



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## Entrance lobby

Through to

## Entrance hall

Stairs up to the first floor and return stairs down to the basement rooms, radiator

## Living room

A super large reception room with fire surround and gas fire, bay window and a radiator

## Bedroom

A second reception room converted to a ground floor bedroom with bay window, fitted wardrobes and a wash basin, two radiators

## Kitchen diner

Fitted with wall, base units and work surfaces housing a sink unit and an electric cooker, clad walls and a radiator

## Shower room

Shower enclosure with mixer shower, vanity units with wash basin, WC, clad walls and a radiator

## Basement hall

The return stairs take you down to the basement hall which also has a lobby and a separate front door for external access to the front, radiator

## Cloaks WC

Wash basin and WC, radiator

## Bedroom

Bay window, vanity unit with wash basin, two radiators

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## First floor

Landing and half landing with a rear hall with stairs down to the rear yard. There is a central heating boiler in the hall.

## Sitting room

To the front, a further main reception room with a bay window, Louis Adam style fire surround with a gas fire, radiator

## Bedroom

With a bay window having a window seat with drawers under, fitted wardrobes and a section behind the wardrobes creating a large walk in storage area, radiator

## Kitchen diner

Fitted with wall and base units with work surfaces housing a sink unit, electric hob, breakfast bar area, a second sink and a radiator

## Shower room

Shower enclosure with a mixer shower, wash basin and WC, clad walls, towel radiator

## Second floor

Landing and half landing with access to the bathroom and separate WC

## Bedroom

Front dormer window, radiator

Tel: 01914569499

## Bedroom

Front dormer window, radiator. From these two rooms there are elevated Westerley views across the town

## Bathroom

With a four piece suite comprising a bath, separate shower enclosure with mixer shower, vanity unit with wash basin and WC, tiled walls and floor, spot lights and a towel radiator

## Separate WC

WC, tiled walls and floor

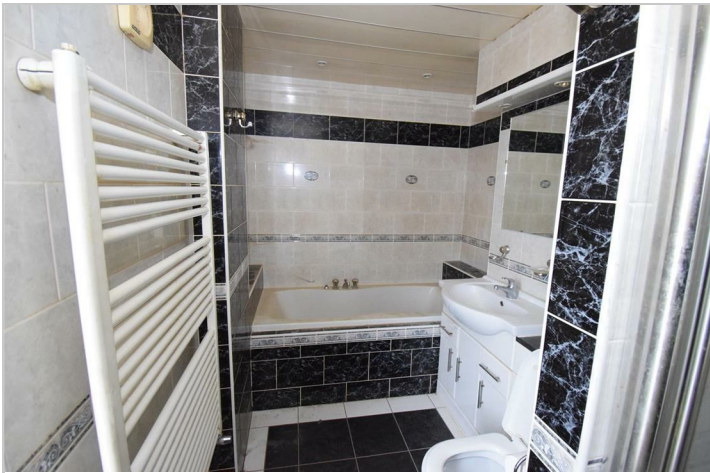
## External

Separate rear yard with folding gates for access. Front forcourt garden with steps up to the main door and steps down to the basement front door.

## Note

Freehold Title, Council Tax Band E , Mains Services Connected, Flood Risk none , Broadband Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps, Mobile Coverage O2 likely,

EE, Vodafone and Three limited. Satellite / Fibre TV Availability BT, Sky and Virgin



## Road Map



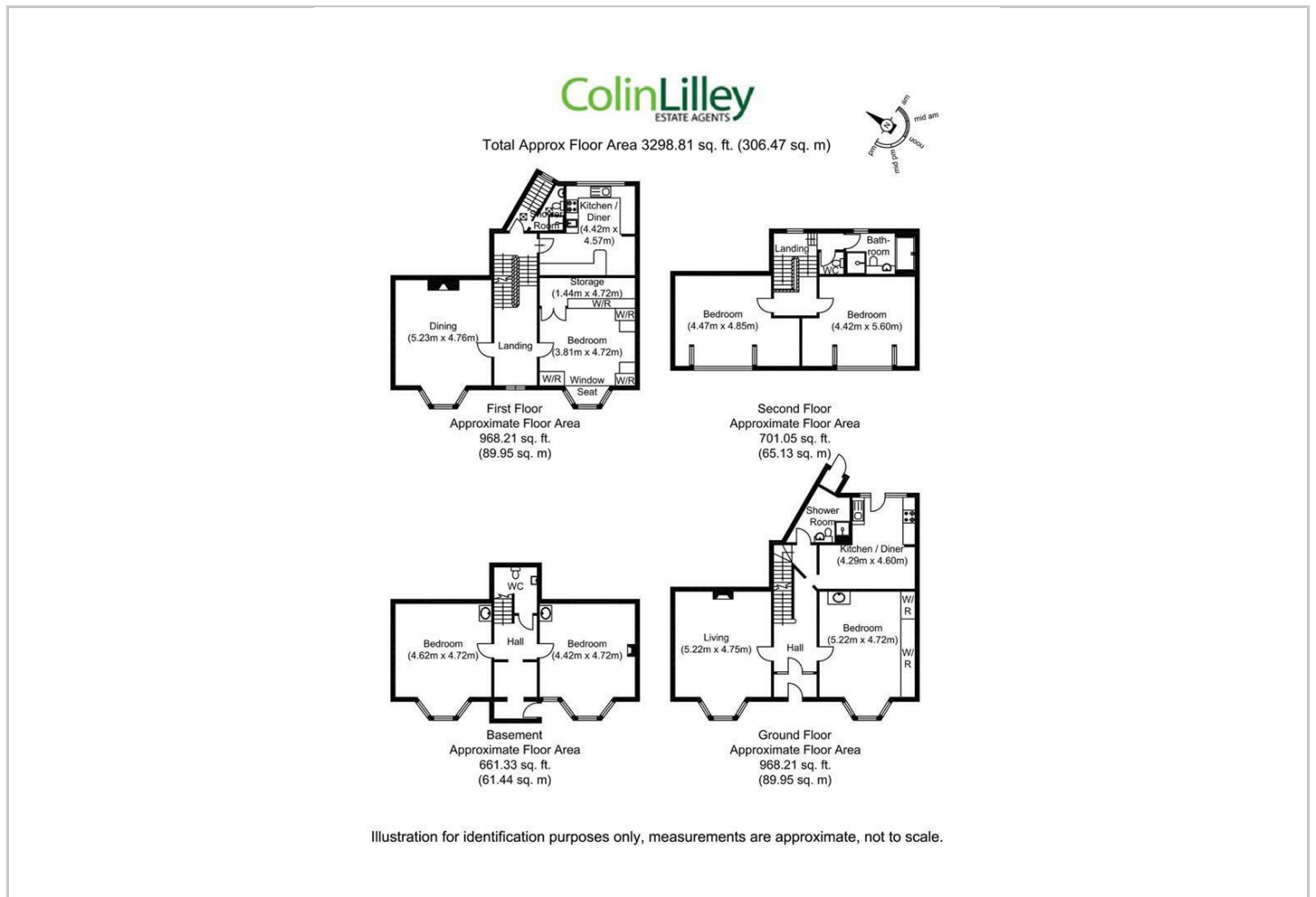
## Hybrid Map



## Terrain Map



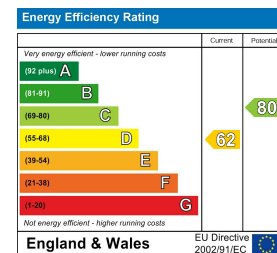
## Floor Plan



## 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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