



66 Mowbray Road

South Shields, NE33 3AX

£294,999



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## Entrance lobby

Via a composite front door and through to

## Entrance hall

Stairs to the first floor, built in cupboard, period features including coving and dado rails, radiator

## Living room

Period redwood fire surround with tiled hearth and back with a gas fire, bay window, period coving, picture and dado rails, radiator. Double doors to

## Dining room

A generous and versatile room with a fire surround with tiled back, period features including coving, picture and dado rails, French door to the garden and a radiator

## Breakfast room

A lovely sized breakfast or dining room with dado rails and a radiator

## Kitchen

A modern fitted kitchen by Windsor in a room with a vaulted ceiling and skylight. Fitted with wall and base units having contrast work surfaces that house a sink unit, gas hob with filter hood over, eye level oven and microwave, plumbed for a dishwasher and washer, tiled splash backs and a radiator

## First floor

Half landing with a sash side window, the main landing with return stairs to the second floor.

## Bedroom/Sitting room

The original formal sitting room across the front of the home, generally used as the main bedroom but which currently is set as a beautiful sitting room. There is a bay window, period fire surround with tiled and cast inserts (gas fire disconnected for bedroom use) wonderful period coving, ceiling mouldings and dado rails. wood floor and two radiators

## Bedroom 2

Period cast fireplace with tiled inserts, alcove cupboard, coving and a radiator

## Bathroom

A lovely stylish bathroom with a roll top bath with mixer shower over having both drencher and spray shower heads, all set in front of a stained glass window. There's a wash basin and WC, built in airing cupboard, half panelled walls and a radiator

## Second floor

Landing

## Bedroom 3

To the rear with a cast fireplace, two skylights and two radiators

## Bedroom 4

To the front of the home with a dormer window and a range of built in cupboards and storage, eaves level access and a radiator

## External

To the front is an open block paved hard stand for vehicle parking, whilst to the rear is an enclosed yard area with painted walls and Southerly aspect making it a lovely sun trap. Gate access to the lane and an external tap

## Note

Freehold Title, Council Tax Band D, Mains Services Connected, Flood Risk none. Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin, Mobile Coverage O2 likely, EE, Three and Vodafone limited



## Road Map



## Hybrid Map



## Terrain Map



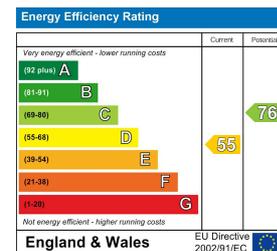
## Floor Plan



## 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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