



## 13 Stanhope Road

South Shields, NE33 4BD

£249,950



This beautifully styled, family sized Mid Terraced Home combines classic charm with modern updates. Featuring spacious rooms, wood floors, and neutral décor throughout, it offers an inviting atmosphere perfect for both family living and entertaining. The stylish lounge opens into the centre piece of the home being a wonderful contemporary modern Wren kitchen with central dining island and access to the garden. Upstairs, three generous bedrooms and a fully renovated bathroom with a luxurious roll top bath and separate shower complete the space. There's a second sitting room/snug which has access to the rear sun room/utility which houses the plumbing for a washer and has a vaulted ceiling and sky lights. Outside, a printed concrete 'yarden' with some synthetic grass provides a private spot for outdoor relaxation. This home offers the perfect balance of character and comfort. A must see.





Entrance lobby

Via a composite front door and through to

Entrance hall

Stairs to the first floor, wood floors , built in storage cupboard, radiator

Living room

With bay window, ceiling rose and coving, feature fire surround, wood floor and a radiator, opening through to

Kitchen diner

A superb fitted kitchen and a statement modern centre piece for the home. A range of wall, base units and contrast work surfaces by Wren with dining island unit, sink unit, oven and microwave, five burner hob with filter hood, integrated fridge and freezer, dishwasher, anthracite radiator, wood flooring and rear bay window with French door to the rear.

Sitting room

A rear sitting room/tv room with open storage area, central heating boiler

Sun room/utility

A versatile room with vaulted ceiling and velux sky lights, French doors for access. The room has work surfaces with a sink, plumbing for appliances, range style cooker and hardwood floor

First floor

Landing with loft access via hatch and ladder. We are informed the loft has some boarding and a light

Bedroom 1

A lovely light and fresh room with painted wood floor and radiator

Bedroom 2

Alcove cupboard and a range of free standing wardrobes, wood floor and a radiator

Bedroom 3

Wood floor and a radiator

Bathroom

A simply stunning bathroom with character in abundance. There is a a roll top slipper bath with mixer shower tap, separate walk in shower area with drencher and spray shower heads, a wash basin and WC, spot lights and some stylish splash back tiling, tiled floor and a cast style radiator

External

Front forecourt style gravel garden with an enclosed rear 'garden' with printed concrete surface, external power, gate for access and some synthetic grass.

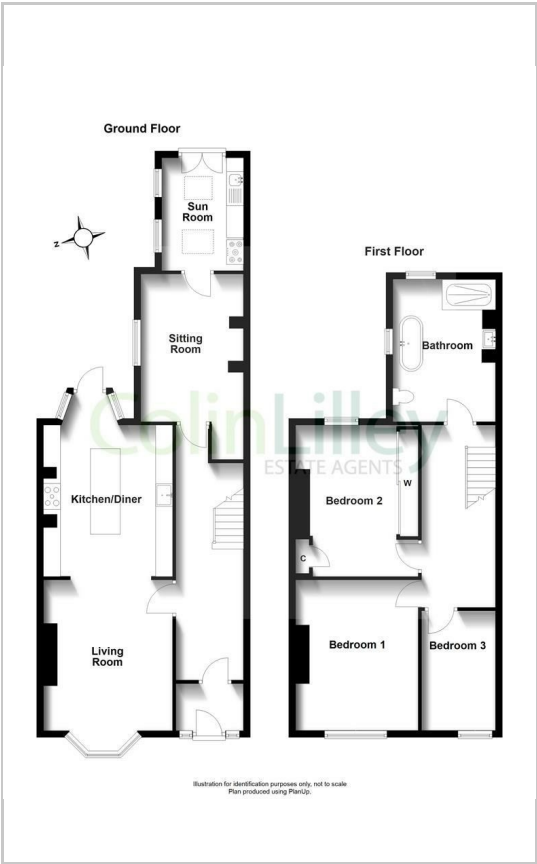
Note

Freehold Title, Council Tax Band B, Mains Services Connected, Flood Risk very low. Broadband Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone and Three likely, EE limited

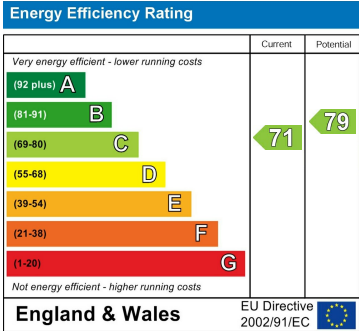
Area Map



Floor Plans



Energy Efficiency Graph



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