

Wenlock Road South Shields NE34 9BD

A beautifully presented family home combining elegance, style, and practicality. The property welcomes you via a bright entrance porch leading into an elegant hallway with part-panelled walls and ceramic tiled flooring. The lounge is neutrally decorated, complemented by an recessed fireplace oak mantel, granite hearth, bespoke alcove shelving, a bay window, and glazed double doors opening into the dining area, which enjoys a delightful view of the garden and direct access to the patio. The contemporary kitchen features ceramic tiled flooring, marble-effect worktops, an electric hob with integrated oven and stainless steel extractor, a pantry cupboard, and breakfast bar seating. A convenient ground floor WC with plumbing for a utility area completes the practical layout.

Upstairs, the first-floor landing leads to a selection of well-proportioned bedrooms, including a master with fitted shelving and plantation blinds, a bright double bedroom with dual windows and a storage closet, and a flexible room currently used as a dressing room but easily converted into a further spacious bedroom. The generous four-piece bathroom includes a freestanding egg-shaped bath, mains waterfall shower, vanity basin, WC, and a heated towel rail with champagne gold fittings.

Externally, the property offers off-street parking to the front and an exceptional approximately 100 ft rear garden with patio, lawn, play area, mature shrubs, trees, and secure fencing, providing a private and versatile outdoor space ideal for family life and entertaining.

Offers in the region of £190,000

109 Wenlock Road

South Shields NE34 9BD



- VERY WELL PRESENTED MID TERRACED HOME
- DINING AREA WITH VIEWS OVER THE GARDEN
- GENEROUS GARDEN WITH PATIO AND PLAY AREA
- THREE GOOD SIZED BEDROOMS
- CONTEMPORARY DESIGN KITCHEN
- LOUNGE WITH MULTI FUEL BURNER
- GROUND FLOOR WC

Entrance Porch

An attractive and light-filled entrance porch with ceramic tiled flooring and a window fitted with blinds, creating a pleasant first impression. A part-glazed internal door leads through to the main hallway.

Hallway

An elegant and welcoming hallway finished in neutral tones, featuring part-panelled walls in light colours that add character and style. The space is complemented by ceramic tiled flooring and a contemporary vertical radiator, creating a refined first impression upon entering the home.

Lounge

A beautifully presented lounge finished in neutral décor, centred around an attractive focal point of the recess of the chimney breast, complemented by an oak mantel above and a granite hearth. Bespoke shelving is fitted to the alcoves, adding both character and practical storage. A bay window allows for plenty of natural light, while glazed double doors open through to the dining area. The room is further enhanced by a contemporary vertical radiator.

Dining Area

A tastefully decorated dining room finished in neutral tones, enjoying a pleasant outlook over the garden. A door provides direct access to the patio

area, creating an ideal space for both everyday dining and entertaining, with a seamless connection to the outdoor space.

Kitchen

A contemporary kitchen fitted with ceramic tiled flooring and stylish marble-effect worktops. The space is equipped with an electric hob with an integrated oven below and a stainless steel extractor hood above. A useful pantry cupboard provides additional storage, while a breakfast bar offers informal seating, creating a practical and sociable kitchen area.

WC

Convenient ground floor cloakroom fitted with a WC and wash hand basin, with additional plumbing in place for a utility area.

First Floor Landing

A bright and well-presented landing, neutrally decorated with attractive part-panelled walls, continuing the elegant style found throughout the home.

Bedroom

A well-proportioned double bedroom, tastefully decorated and featuring fitted shelving to the alcoves for both display and storage. The room benefits from plantation blinds to the windows and enjoys a pleasant west-facing aspect, allowing for lovely afternoon and evening light.

Bedroom

A spacious double bedroom benefiting from dual windows that allow an abundance of natural light to fill the room. The space is further enhanced by a useful storage closet, providing practical built-in storage.

Bedroom

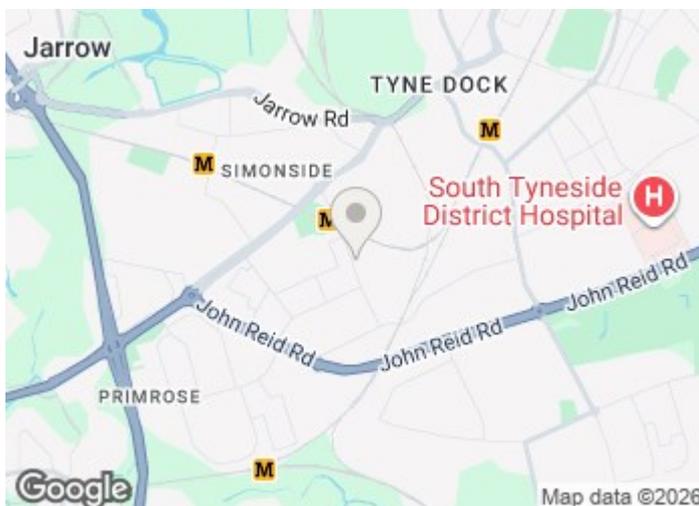
Currently arranged as a dressing room, this versatile space offers ample room for shelving and storage. The fittings can be easily removed to create an additional spacious bedroom, providing flexibility to suit your needs.

Bathroom

A generously sized, luxurious four-piece bathroom featuring a freestanding egg-shaped bath and a separate shower with a mains waterfall shower head. The space is complemented by a vanity wash hand basin and WC, while a heated towel rail in champagne gold, along with matching bath and shower fittings, adds a sophisticated and contemporary finish.

External

To the front, the property benefits from a driveway providing convenient off-street parking. To the rear, an exceptional approximately 100 ft garden offers a patio area, a generous lawn, and a dedicated play area, all surrounded by mature shrubs, trees, and secure fenced boundaries, creating a private and inviting outdoor space.



Directions



Floor Plan



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