



Harton Grove

South Shields NE34 6LT

A rare opportunity to acquire this unique detached period home situated within the highly sought-after Harton Village area and offered with no upper chain. Bursting with character and original features throughout, this charming home offers spacious and versatile accommodation including three bedrooms, two generous reception rooms, a spacious kitchen/breakfasting room, conservatory and modern family bathroom.

The property retains a wealth of attractive period features including stained glass leaded windows, wood panelling, original internal doors, picture rails, coving and feature fireplaces, all combining to create a warm and welcoming family home full of charm and individuality.

Externally, the property benefits from a mature front garden, driveway and garage, whilst to the rear lies a deceptively spacious established garden filled with mature shrubs and trees together with a tucked away summerhouse providing a peaceful outdoor retreat.

Ideally positioned within this excellent and much sought-after residential area, the property is conveniently located for Harton Village amenities, well regarded schools, local parks, transport links and commuter routes, making it an ideal purchase for a range of buyers.

Offers in the region of £375,000

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- DETACHED RESIDENCE IN HARTON VILLAGE
- FULL OF PERIOD FEATURES
- ENCLOSED GARDEN WITH SUMMERHOUSE AND STORAGE SHED
- NO UPPER CHAIN
- THREE GOOD SIZE BEDROOMS
- EPC TO FOLLOW
- TWO GENEROUS RECEPTION ROOMS
- DRIVEWAY AND GARAGE

Entrance Porch

A generous-sized entrance porch featuring a part-glazed entrance door, allowing for a welcoming flow of natural light. The space is enhanced by attractive leaded windows, adding character and charm while providing a traditional first impression of the home.

Hallway

A welcoming entrance hall featuring a part-glazed entrance door, allowing natural light to flow into the space. The hallway showcases wonderful wood panelled walls and original internal wood doors, reflecting the property's character and period charm. Further benefits include deep skirting boards, picture rail and decorative coving. Finished with neutral décor and wood-effect flooring, the space provides a stylish and inviting introduction to the home.

Cloaks/WC

Reception

A bright and airy reception room featuring traditional-style wall panelling that adds warmth and character to the space. The room is centred around an attractive feature fireplace with a gas fire, creating a welcoming focal point. Double doors lead out to the garden and are complemented by stained glass and leaded windows, enhancing the charm while allowing an abundance of natural light to flow through.

Reception

A generous and versatile reception room featuring a bay window that floods the space with natural light. The room benefits from picture rail and coving, adding subtle period detail, and is finished with neutral décor throughout. Offering excellent flexibility, it would make an ideal formal dining room or a comfortable second lounge, depending on the purchaser's needs.

Kitchen/Breakfasting Room

A spacious, neutrally decorated kitchen fitted with a range of cream units complemented by contrasting work surfaces, creating a light and contemporary feel. The kitchen is well-equipped with an integrated electric hob, double oven and integrated microwave, along with plumbing for a washing machine and dishwasher. There is a stainless steel sink with mixer tap, and ample space for a fridge freezer. A pleasant breakfasting area provides space for casual dining, with access through to the conservatory, enhancing the flow of the home and connecting the indoor and outdoor living spaces.

Conservatory

A spacious, neutrally decorated conservatory offering fabulous views over the rear garden. This bright and versatile space provides an ideal additional reception area, perfect for relaxing while enjoying the outlook across the garden. A superb extension to the living accommodation, enhancing both light and versatility within the home.

First Floor

A generous first floor landing providing a light and airy transition between rooms. Featuring attractive stained glass leaded windows, the space is filled with character and natural light. Neutrally decorated throughout, it offers a calm and well-presented area that continues the home's welcoming feel.

Bedroom

A well-proportioned king-size master bedroom featuring a full range of fitted wardrobes to one wall, providing excellent storage. The room is neutrally decorated, creating a calm and restful atmosphere, and is enhanced by attractive stained glass leaded windows which add character and charm while allowing natural light to filter through.

Bedroom

A well-presented double bedroom, neutrally decorated throughout and flooded with natural light. This bright and comfortable space offers an ideal guest room or secondary bedroom, providing a versatile and relaxing setting within the home.

Bedroom

A neutrally decorated bedroom offering excellent versatility, ideally suited as a nursery, study or guest bedroom. The space provides a calm and adaptable environment, making it perfect for a range of uses.

Bathroom

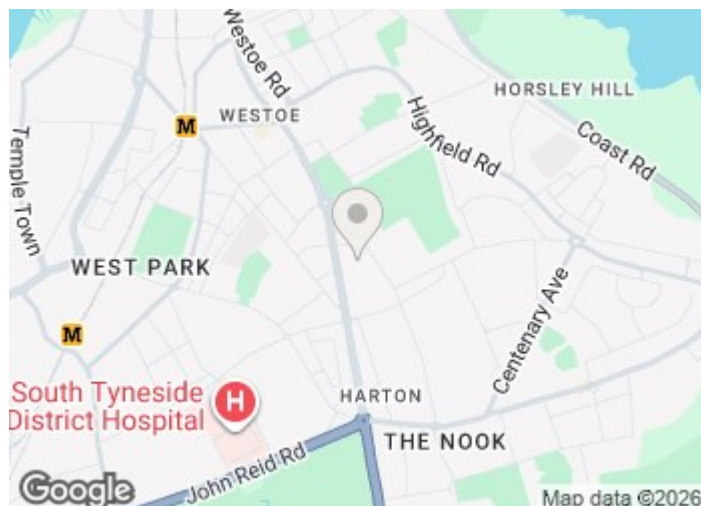
A modern and well-appointed bathroom comprising a separate shower cubicle with mains-fed shower, panelled bath, WC, and a vanity wash hand basin providing useful storage. The room is finished with a heated Victorian-style towel rail, adding both comfort and a touch of traditional elegance. A smart and functional space designed for everyday family living.

External

Externally, this lovely period home enjoys a mature garden and driveway to the front, enhancing the property's attractive kerb appeal. To the rear lies a deceptively spacious garden, beautifully stocked with a variety of mature shrubs and trees, creating a private and established outdoor setting. A charming summerhouse is tucked away within the garden, providing an ideal spot to relax and enjoy the peaceful surroundings.

Garage

A useful garage with an up and over door providing convenient access. The space benefits from an electrical supply and also offers direct access to the rear garden, making it practical for both storage and everyday use.



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC