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Real Estate









Brass Thill Way

South Shields NE33 3NY

An impressive and beautifully presented three-storey townhouse, ideally positioned within the ever-popular Westoe Crown Village. Offering generous and versatile accommodation across three floors, this attractive family home combines stylish interiors with excellent living space and low-maintenance gardens.

The ground floor features a welcoming entrance hallway, well-appointed kitchen, convenient WC, bright conservatory and spacious family room. The first floor provides a generous lounge, single bedroom and modern family bathroom, while the second floor offers two further spacious double bedrooms, including a master bedroom with its own en-suite shower room.

Externally, the property benefits from low-maintenance gardens to both the rear and side, together with allocated parking. The rear garden is predominantly paved with a useful storage shed and access to the parking space, while the side garden features artificial grass and a paved patio area.

Situated within the sought-after Westoe Crown Village, the property is just a short walk from the award-winning coastline, as well as popular local green spaces including Bents Park and Marine Park. With its excellent three-storey layout, attractive presentation and enviable coastal location, this is a fantastic opportunity to acquire a stylish and versatile family home.

Offers in the region of £314,995

33 Brass Thill Way

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Entrance Hallway
Stepping through the attractive composite entrance door, you are welcomed into a bright and stylish entrance hallway, finished with neutral décor and quality solid oak flooring. A generous and inviting first impression, the hallway provides access to the ground floor WC, well-appointed kitchen, conservatory and family room, while stairs rise to the first floor accommodation.

Family Room
A bright and inviting family room, beautifully presented with neutral décor and continuing the attractive solid oak flooring from the entrance hallway. Recessed spotlights create a modern and welcoming feel, while double UPVC French doors fitted with smart-fit blinds open directly onto the rear, providing a lovely connection to the outdoor space. A UPVC window and radiator complete the room.

Kitchen
A stylish and well-appointed kitchen, finished in neutral décor with contemporary tile-effect laminate flooring. The kitchen features a range of attractive wood-effect high-gloss wall and base units, complemented by contrasting work surfaces and tiled splashbacks. A comprehensive range of integrated appliances includes a washing machine, dishwasher, fridge freezer, gas hob, electric oven and stainless steel extractor hood.

Recessed spotlights add a modern finishing touch, while a UPVC window provides plenty of natural light. Further features include a radiator and useful understairs storage cupboard, offering both practicality and excellent everyday functionality.

Conservatory
A beautifully bright and airy conservatory, providing a versatile additional living space and a lovely spot to enjoy views across the garden. Finished with neutral décor and continuing the attractive solid oak flooring from the hallway, the room benefits from an abundance of natural light. Double UPVC sliding patio doors open directly onto the side garden, creating a seamless connection between the indoor and outdoor spaces. Smart-fit blinds are fitted to all windows.

Ground Floor WC
A smart and contemporary ground floor WC, finished in neutral décor with attractive solid oak flooring. The room is fitted with a modern WC and pedestal wash hand basin with stylish stainless steel taps. Recessed spotlights provide a clean, contemporary finish, with a radiator completing the room.

First Floor Landing
A bright and welcoming first floor landing, presented in neutral décor with soft neutral carpeting. The landing provides access to the spacious lounge, bedroom and family bathroom, with a further staircase rising to the second floor and additional accommodation.

Lounge
A beautifully presented and generously proportioned lounge, featuring neutral décor complemented by a stylish panelled feature wall. Neutral carpeting adds warmth and comfort, while an attractive electric stove-style fire with timber mantle creates an inviting focal point to the room. Three UPVC windows flood the space with natural light, complemented by recessed spotlights and a radiator.

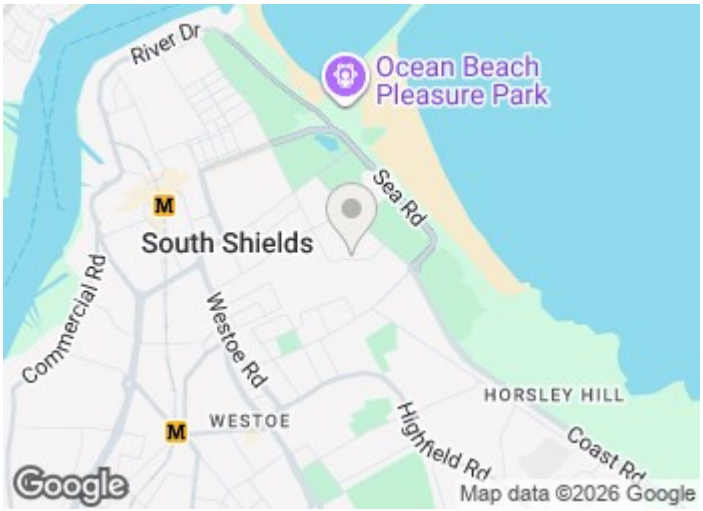
Bedroom
A bright and airy single bedroom enjoying a pleasant rear aspect. The room is finished in neutral décor with neutral carpeting, with two UPVC windows allowing plenty of natural light to fill the space. A radiator completes the room.

Family Bathroom
A stylish and well-appointed family bathroom, finished in neutral décor with practical vinyl flooring. The suite comprises a modern P-shaped bath with mixer tap and mains-powered shower over, complemented by a glazed shower screen. A white high-gloss vanity unit incorporates the hand wash basin with mixer tap, alongside a WC. A UPVC window provides natural light, while recessed spotlights and a heated ladder radiator add the finishing touches to this bright and contemporary space.

Second Floor Landing
A spacious and practical second floor landing, finished in neutral décor with neutral carpeting. The landing benefits from a useful built-in storage cupboard and provides access to two further bedrooms, together with a partially boarded loft space with lighting. A radiator completes the space.

Bedroom
A spacious front-aspect double bedroom, tastefully presented with neutral décor and a stylish feature wall. Neutral carpeting adds warmth to the room, while three UPVC windows provide an excellent flow of natural light. A radiator completes the room, with the added benefit of direct access to a private en-suite shower room.

En Suite Shower Room
A well-presented en-suite shower room, finished in neutral décor with a feature wall complementing the adjoining master bedroom. The room benefits from a neutral tiled floor and comprises a



Directions













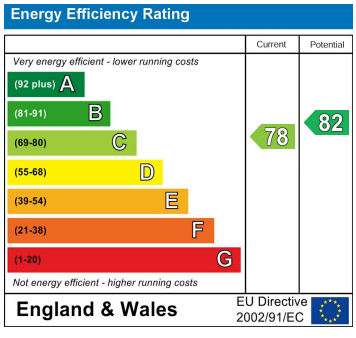




Floor Plan



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