



Ebor Street, South Shields

£220,000



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# Ebor Street

South Shields, NE34 9AS

Property Rung are delighted to bring to the market For Sale, this extensively extended 4 Bedroom Mid-Terraced House on Ebor Street, South Shields.

The property was formally two properties and the current owners have sympathetically joined the two to create one large Family Home.

The property is over two floors with potential to extend up into the Attic. Briefly comprising of Entrance Hallway, Lounge, Dining Room, Kitchen, Utility Room, Second Reception Room and Shower-room to the Ground Floor.

The First Floor offers master Bedrooms, Bedrooms 2, 3 & 4 and Family Bathroom.

A further fixed staircase provides access in to the Attic which is currently used for storage but with relevant planning permissions could be converted into a further room.

The property is situated within walking distance to local amenities and offers excellent transport links to A1300 adjoining A1 & A19 beyond. Early viewing highly recommended.

**Price: Offers in Region Of £220,000**



## Entrance Hallway 4.09m x 2.09m (13' 5" x 6' 10")

Through the Double Glazed door we enter into the Hallway. To the left is a door that leads into the Lounge and to the right is the carpeted staircase leading to first floor accommodation. Ahead an opening leads into the Dining Room and ground floor accommodation beyond. Other features of the room include Granite floor underfoot.

## Lounge 3.92m x 7.60m (12' 10" x 24' 11")

The Lounge is a spacious family room. To the left are a double glazed windows looking to front elevation. The room benefits from a double radiator and carpet underfoot.

## Dining Room 2.70m x 4.96m (8' 10" x 16' 3")

The Dining Room is situated in the middle of the property providing convenient access in to the Kitchen. A double glazed window looks to rear elevation and a door to the left leads into a further reception room and Shower Room beyond. Other features of the room include a double radiator, recessed lighting to ceiling and granite tiled underfoot. The room benefits from a large under-stair storage cupboard.

## Reception Room 2 2.72m x 4.93m (8' 11" x 16' 2")

Reception Room 2 is a versatile room with access leading from the Dining Room. A double glazed window looks to rear elevation underneath which sits a double radiator. The room features a red granite tiled floor underfoot with recessed lighting to ceiling, a door to the right leads to the ground floor Shower-room.

## Shower Room

Ground Floor Shower room is a fabulous addition to this beautiful property with walk in shower with glass screen and power shower to the left. To the right is a white vanity unit with inset sink and beyond is a low level WC. The room features tiled walls and floor and uPVC cladding to the ceiling with recessed lighting. A double glazed opaque window looks to rear elevation and a chrome heated towel rail sits to the right.

## Kitchen 4.06m x 2.44m (13' 4" x 8' 0")

The Kitchen features a range of purple and cream high gloss wall and base units with granite effect work-surfaces over-top. A stainless steel 1.5 bowl sink with mixer tap and drainer sits beneath a double glazed window to side elevation. The room benefits from a Beko integrated double electric oven and microwave and 5 ring gas hob above which is a stainless steel extractor hood. Other features of the room include a complementary green tiled splash back, recessed lighting and black tiled floor underfoot. The Kitchen has space to accommodate a fridge freezer and leads to a utility room to the rear and to the left a door leads to rear yard.

## Utility 2.24m x 2.16m (7' 4" x 7' 1")

Situated off the Kitchen is the Utility room plumbed for automatic washing machine with space to accommodate a fridge freezer and tumble dryer. A window to the left looks to side elevation. Other features of the room include combi-boiler and tiled floor underfoot.



## First Floor Landing

The turning staircase leads to the First Floor Landing providing access to Master Bedroom, Bedrooms 2, 3 & 4 and Family Bathroom.

## Master Bedroom 2.95m x 4.33m (9' 8" x 14' 2")

Master Bedroom is situated to the front of the property with double glazed window looking to front elevation underneath which sits a double radiator. The room benefits from sliding door wardrobes and carpet underfoot.

## Bedroom 2 2.76m x 4.31m (9' 1" x 14' 2")

Bedroom 2 is situated to the rear of the property with two double glazed windows to rear elevation underneath one sits a double radiator. The room benefits from integrated wardrobes and carpet underfoot.

## Bedroom 3 2.94m x 3.25m (9' 8" x 10' 8")

Bedroom 3 is at the front of the property, a double glazed window looks to front elevation underneath which sits a double radiator. The room features sliding door wardrobes to the right and a carpet underfoot. To the left are double doors providing access to a further staircase leading to Attic.

## Bedroom 4 2.71m x 2.53m (8' 11" x 8' 4")

Bedroom 4 is situated to the rear of the property. A double glazed window looks to rear elevation underneath which sits a double radiator. To the right is a dressing area extending to fitted wardrobes. The room features carpet underfoot.

## Family Bathroom 3.72m x 2.09m (12' 2" x 6' 10")

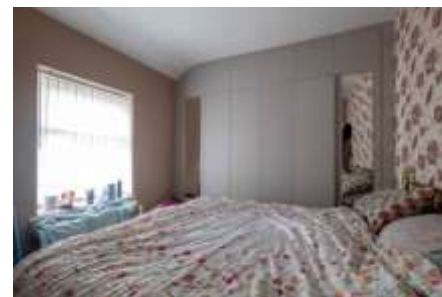
The Family Bathroom is a spacious room featuring a white three piece suite comprising of corner bath, vanity sink and WC with walk in corner shower unit with power shower. The room features a white uPVC cladded ceiling with recessed lighting, chrome heated towel rail and ceramic tiled floor underfoot. A double glazed opaque window looks to rear elevation.

## Attic

With access provided via Bedroom 3, the Attic is a spacious area ideal for storage. With relevant planning permission this space could be utilised as a further room. Two Velux window look to rear elevation, carpet underfoot.

## Rear Yard

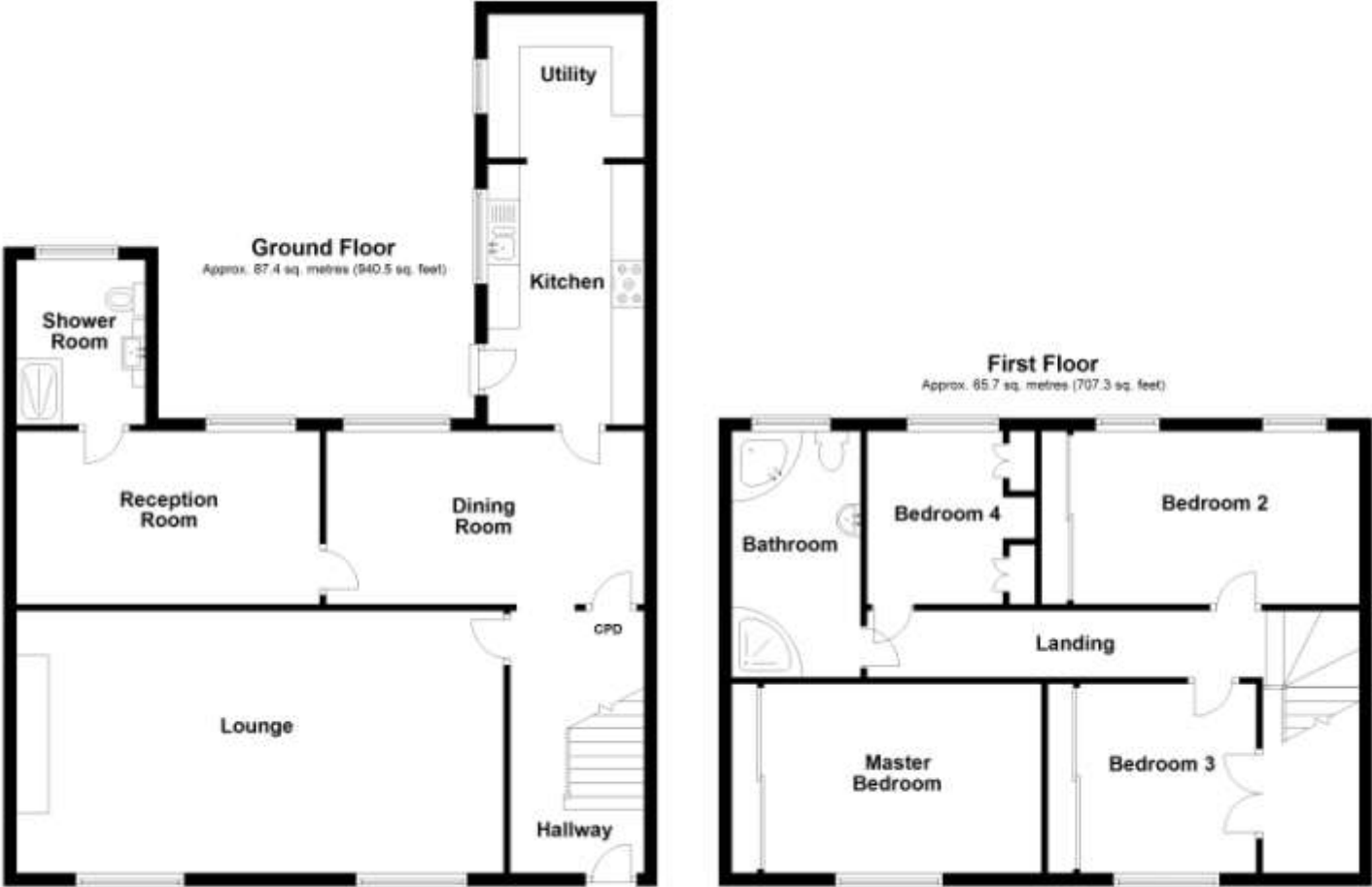
To the rear of the property is a private block paved and walled yard with up and over door providing parking for multiple vehicles.



# Floor Plan

## Approximate Gross Internal Area

Ground Floor	87.4 sq. metres / 940.5 sq. feet
First Floor	65.7 sq. metres / 707.3 sq. feet
Total	153.1 sq. metres / 1647.8 sq. feet



Total area: approx. 153.1 sq. metres (1647.7 sq. feet)

Floor plans measurements are approximate and are for illustrative purposes only. They are intended to give a general indication of the proposed floor layout only and dimensions should not be relied upon for the purchase of carpets, flooring, appliance spaces or items of furniture. All buyers should seek independent advice.  
Plan produced using PlanUp.

### Local Authority

South Tyneside Council

### Council Tax

B

### Tenure

FREEHOLD

### Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, way leaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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