

## Sunderland Road South Shields NE34 6AD

A well-presented first-floor property offering a range of versatile accommodation. The entrance hall, accessed via a composite front door, leads to a bright and inviting lounge, neutrally decorated with a stylish feature wall and a focal-point fireplace, complemented by a brand new carpet – the perfect space for relaxing or entertaining. The dining room is equally well-appointed, with neutral décor, a new carpet, and direct access to the kitchen, as well as a door onto the balcony, ideal for everyday dining or entertaining guests.

The fitted kitchen offers a range of units, a gas cooker, and plumbing for a washing machine, with access to rear stairs leading down to the private yard. The property features two well-proportioned bedrooms. The master bedroom benefits from a range of fitted wardrobes, while the second bedroom has been freshly carpeted and neutrally decorated, creating bright and welcoming spaces.

The bathroom is modern and practical, comprising a three-piece suite, a storage cupboard, and a mains-powered shower over the bath. A generous loft provides excellent potential for storage or conversion, subject to the necessary permissions. Outside, there is a private rear yard with a convenient storage area.

A garage is also available by separate negotiation.

## Offers in the region of £110,000

# 177 Sunderland Road

## South Shields NE34 6AD



- FIRST FLOOR APARTMENT
- PRIVATE YARD
- SURPRISINGLY SPACIOUS
- TWO BEDROOMS
- GARAGE BY SEPARATE NEGOTIATION
- FREEHOLD
- TWO RECEPTION ROOMS
- NEW CARPETS THROUGHOUT
- NO UPPER CHAIN

### Entrance Hall

Composite front door leading to the first-floor accommodation.

### Lounge

An inviting and well-presented lounge, neutrally decorated with a stylish feature wall. A focal-point fireplace creates a warm and welcoming atmosphere, complemented by a brand new carpet, making this the perfect space for relaxing or entertaining.

### Dining Room

A bright and neutrally decorated dining room with a brand new carpet. The room benefits from direct access to the kitchen and features a door opening onto the balcony, creating an ideal setting for both everyday dining and entertaining.

### Kitchen

A well-appointed fitted kitchen offering a range of units, complete with gas cooker and plumbing for a washing machine. The kitchen also provides access to the rear stairs leading down to the yard, combining practicality with convenience.

### Bedroom

A spacious and neutrally decorated double bedroom, complete with a range of fitted wardrobes, offering ample storage and a bright, welcoming atmosphere.

### Bedroom

A well-presented, neutrally decorated bedroom, enhanced by newly fitted carpets, creating a fresh and inviting space.

### Bathroom

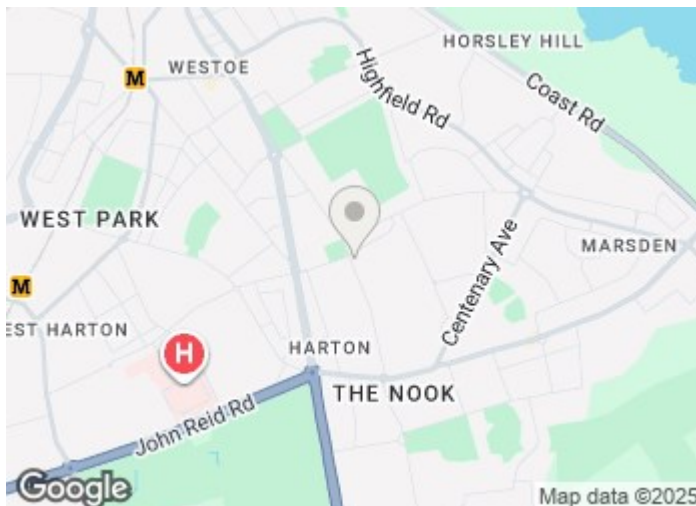
A well-appointed bathroom featuring a modern three-piece suite, a convenient storage cupboard, and a mains-powered shower over the bath, combining functionality with style.

### Loft Space

A generous loft space, offering excellent potential for storage or conversion, subject to the necessary permissions.

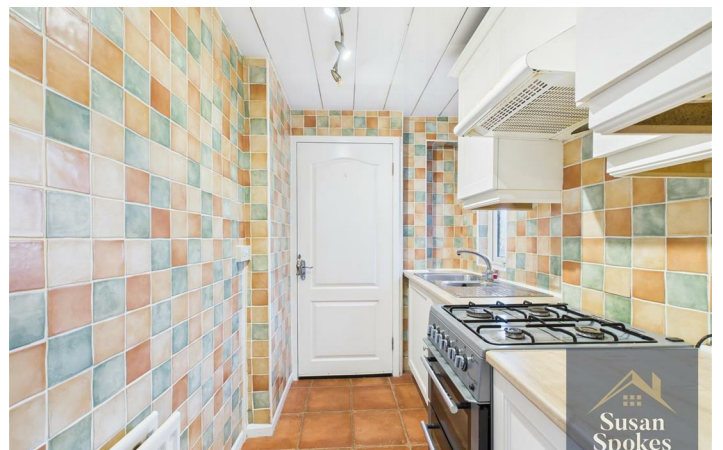
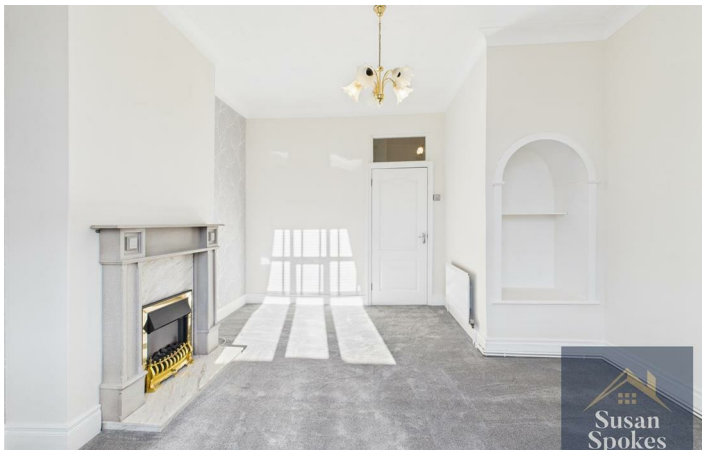
### External

A private rear yard providing a low-maintenance outdoor space, complete with a convenient storage area.



### Directions





Floor Plan



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