

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 over £100,000

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

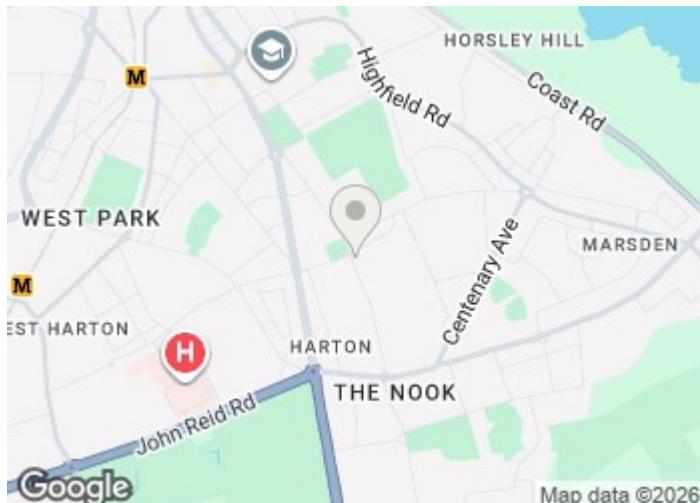
A well-appointed bathroom featuring a modern three-piece suite, a convenient storage cupboard, and a mains-powered shower over the bath, combining functionality with style.

Loft Space

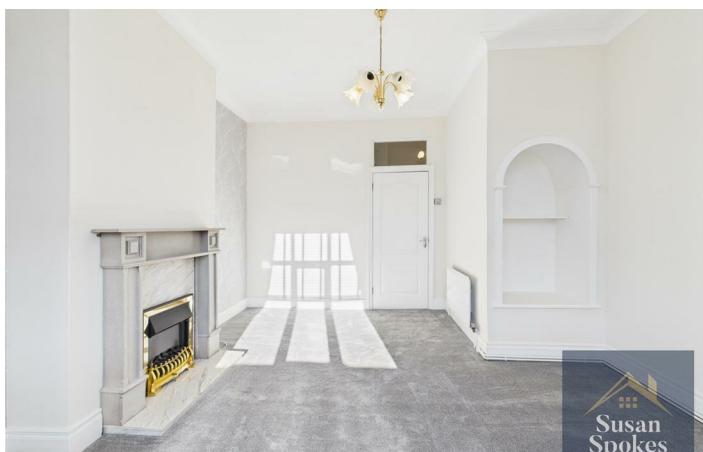
A generous loft space, offering excellent potential for storage or conversion, subject to the necessary permissions.

External

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



Directions



Floor Plan



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	