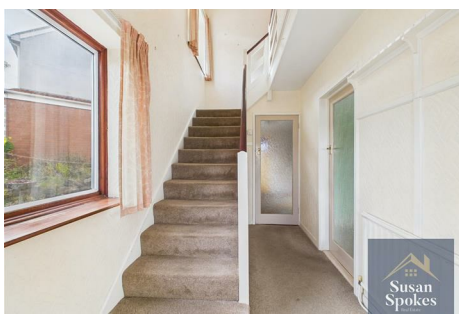




## Westmorland Road South Shields NE34 7JJ

This much-loved home is located in a highly sought-after area, offering gardens to three sides and delightful sea views.

The property is now in need of a new owner to restore it to its original glory or to add their own personal touch. Boasting a generous corner plot, the accommodation includes a welcoming entrance hallway, lounge with sea views and gas fire, dining room with a panelled wall and serving hatch, well-appointed kitchen with pantry and utility area, two double bedrooms, one single bedroom with storage, and a family bathroom with separate WC. Offered as a freehold with no upper chain, it is conveniently situated a short walk from Marsden Bay and the stunning coastline stretching from South Shields to Roker, with excellent transport links and the Cleadon Nature Reserve close by.

**Offers over £125,000**

# 61 Westmorland Road

## South Shields NE34 7JJ



- SITUATED ON A CORNER PLOT WITH SEA VIEW
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- UTILITY
- FREEHOLD WITH NO UPPER CHAIN
- IDEAL PROJECT FOR AN INVESTOR
- MUCH SOUGHT AFTER LOCATION
- EPC Grade C

### Entrance Hallway

Accessed via a UPVC front door, the entrance hallway offers a welcoming introduction to the home, featuring a convenient meter cupboard and useful under-stairs storage space.

### Lounge

A bright and spacious reception room enjoying a wonderful sea view, featuring a chimney breast wall with a fitted gas fire providing a cosy focal point.

### Dining Room

Enjoying a pleasant outlook over the rear garden, the dining room features a panelled wall with a serving hatch to the kitchen. This partition was installed by the current owner and could easily be removed to create an open-plan layout with the kitchen, if desired.

### Kitchen

A well-appointed kitchen featuring a range of fitted units with work surfaces, a stainless steel sink, and a gas point for a cooker. Additional benefits include a pantry, a Victorian-style radiator, and direct access to the adjoining utility area.

### Utility

A practical utility space fitted with a sink, offering access to the boiler and the original coal house, as well as a rear door leading directly into the garden.

### First Floor

#### Bedroom

Double bedroom with views over a playing field

#### Bedroom

Double bedroom with fitted wardrobes and a view of the sea.

### Bedroom

Single bedroom with built in storage.

### Bathroom

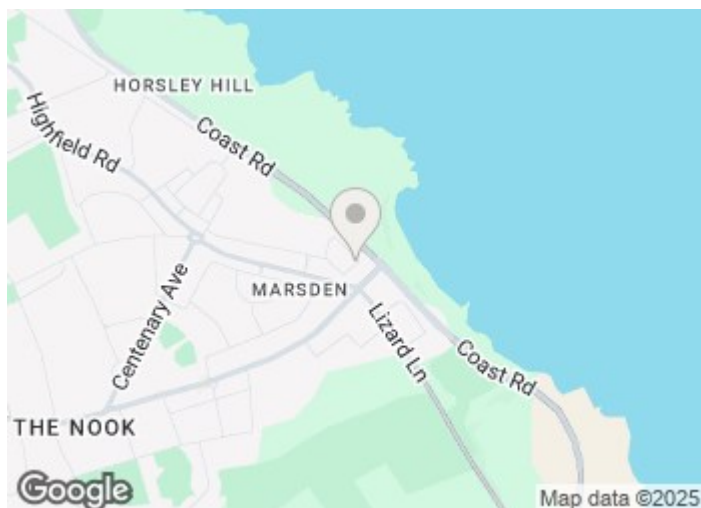
Two piece bathroom suite.

### WC

Separate WC

### External

This family-sized home is set on a generous corner plot, with mature gardens enveloping three sides, providing both privacy and a welcoming outdoor environment.



### Directions





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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