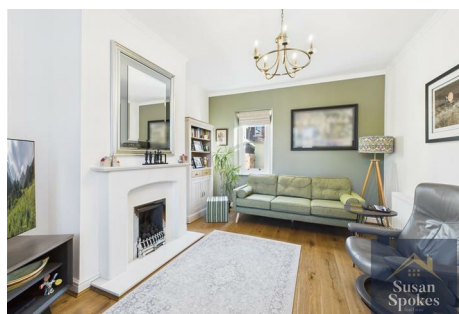




Mariners Cottages

South Shields NE33 2NG

Built between 1839 and 1840, this charming mid-terraced "Mariners Cottage" is full of character and rare to the market. Immaculate throughout with tasteful, neutral decoration, the property is set within private grounds with a gated entrance and offers a short walking distance to the beach.

Step through the bespoke hardwood front door into a welcoming entrance hallway with a convenient cloak area, creating a perfect first impression. The light and airy living room is neutrally decorated, featuring a striking fireplace and a stylish feature wall, ideal for relaxing or entertaining. The spacious dining room boasts elegant engineered wood flooring, a focal point fireplace, and ample space for a large table and furnishings.

The modern kitchen combines clean lines with classic shaker-style units and contrasting work surfaces, complete with a gas hob and stainless steel extractor, integrated oven and dishwasher, a stainless steel sink, and space for a fridge-freezer, with plumbing ready for a washing machine. Brushed steel fittings add a contemporary touch, enhancing both style and functionality.

A practical rear hallway provides access to the bathroom, utility/storage cupboard, and a bespoke hardwood door leading to the south-facing courtyard garden. The bathroom features a modern four-piece suite with a

Offers in the region of £275,000

36 Mariners Cottages

South Shields NE33 2NG



- RARE TO THE MARKET
- IMMACULATE THROUGHOUT
- EPC TO FOLLOW
- GRADE II LISTING BUILDING
- CLOSE TO THE COAST
- SOUTH FACING REAR PRIVATE COURTYARD GARDEN
- FREEHOLD

Entrance Hallway

Step through the bespoke hardwood front door into a bright and welcoming hallway, thoughtfully designed with a convenient cloak area for coats and shoes. This inviting space creates a perfect first impression, seamlessly guiding you into the rest of the home.

Living Room

A light and airy living room, neutrally decorated to create a calming and versatile space. The room features a striking fireplace as a focal point, complemented by a stylish feature wall that adds subtle character and warmth, making it the perfect space to relax.

Dining Room

A spacious dining room with elegant engineered wood flooring, anchored by a striking fireplace that serves as a charming focal point. The room offers ample space for a large dining table and additional furnishings, creating the perfect setting for both entertaining and family gatherings.

Kitchen

A modern kitchen designed with clean lines and classic shaker-style units, complemented by contrasting work surfaces. Features include a gas hob with stainless steel extractor, integrated oven and dishwasher, a sleek stainless steel sink, and space for a fridge-freezer, with plumbing ready for

a washing machine. The units are finished with contemporary brushed steel fittings, combining style and practicality in a highly functional space.

Rear Hallway

A practical rear hallway providing convenient access to the bathroom and a utility/storage cupboard, with a bespoke hardwood door leading directly to the rear outdoor space.

Bathroom

A modern bathroom featuring a stylish four-piece suite, including a white panel bath, wash hand basin, walk-in shower with mains shower over, and WC. Finished in a soothing mix of beige and white tones.

First Floor

A neutrally decorated first-floor landing, enhanced by charming accent wooden beams. Provides access to a boarded loft with electrical supply, offering excellent additional storage.

Bedroom

A wonderful double bedroom, neutrally decorated and enhanced by charming accent wooden beams. Light and airy, with a dual-aspect outlook that fills the room with natural light, creating a serene and inviting retreat.

Bedroom

A light and airy double bedroom, neutrally

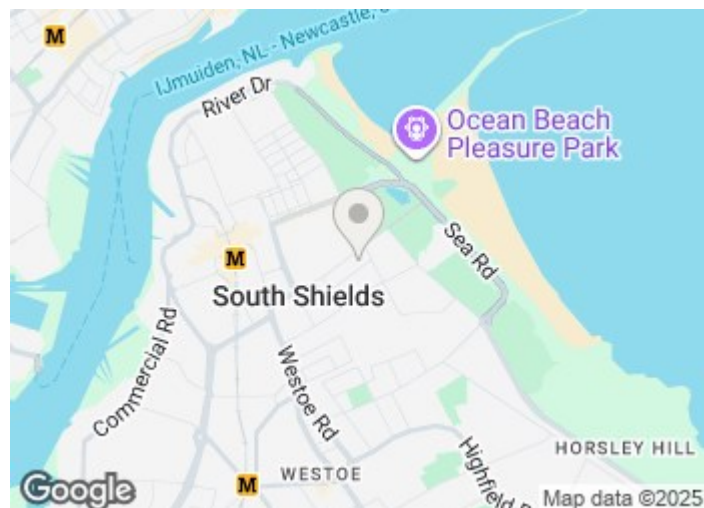
decorated and featuring charming accent wooden beams, creating a bright and welcoming space.

Cloakroom

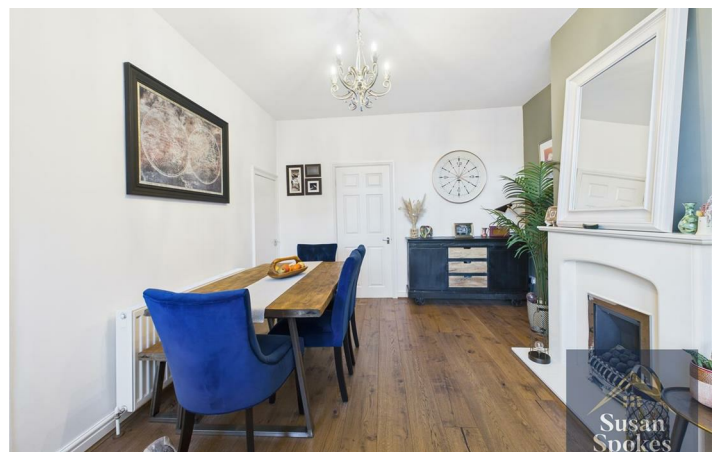
A modern, neutrally decorated cloakroom, featuring a sleek vanity wash hand basin and WC, combining style and practicality in a compact space.

External.

This charming mid-terraced "Mariners Cottage" is set within private grounds, accessed via a gated entrance. The low-maintenance front garden provides a welcoming approach, while the rear boasts a fabulous south-facing courtyard garden, complete with patio, outdoor storage shed, and a gate leading to the rear.



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.

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