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**Flat 1 26 Grosvenor Road, South Shields, Tyne and Wear NE33 3QQ**

**£249,950**

We are delighted to offer to the market this spacious 2 double bedroom, ground floor, Leasehold apartment situated on the prestigious and coveted Grosvenor Road with Readhead Park on its doorstep as well as public transport links to Town Centre and Coast. Having the benefit of a secure entry system, allocated parking and a communal garden, this superb apartment is within walking distance of all local amenities including schools, churches and shops. A delightful home which offers a neutral colour scheme and is likely to be popular with a variety of purchasers. Providing accommodation all on one level this property briefly comprises, Entrance Vestibule, Hallway with built in cupboard providing storage space, 18ft Living Room with feature walk in bay window, Kitchen/Diner fitted with a comprehensive range of cabinets plus integrated appliances, 2 double Bedrooms, both also having the benefit of walk in robes and En-suite facilities, there is also a Utility/Cloak Room. Offered with vacant possession, viewing of this superb home is essential to appreciate the spacious living accommodation on offer. Council Tax Band D.



## Ground Floor

### Entrance Vestibule

Entrance to this property is via a composite door with glazed side and overhead panels. This room has the benefit of high ceilings, tiling to the floor and an impressive timber door which opens to reveal the hallway.

### Hallway



Features of this room include high ceilings and skirtings, doors lead from the hallway offering access to all rooms. There is also a central heating radiator providing background heating and a built in cupboard offers storage space.

### Hallway



## Utility/Cloak Room



Flooded in natural light from a double glazed window this room is fitted with a floor cabinet with contrasting work surface and there is also space for a washing machine. Facilities of this room also include a close coupled w.c. and pedestal wash hand basin. This light and airy room also has tiling to the floor.

### Living Room

16'2" x 18'8" plus bay (4.93 x 5.70 plus bay)



The very spacious living room is wonderfully positioned at the front of the house having a feature walk-in bay window with stylish wood panelling, there are also high skirtings and tall ceilings which together make this room ideal for family living. The chimney breast showcases a traditional style fire surround with inset electric fire whilst a central heating radiator provides background heating.

**Kitchen/Diner**  
**17'8" x 16'8" (5.40 x 5.09)**



A comprehensive fitted kitchen featuring a range of floor, wall and drawer cabinets with inset stainless steel sink and contrasting work surfaces. Integrated appliances include an oven, hob, extractor hood and microwave. Natural lighting is provided by double glazed windows to the front and side elevations. Tiling to the floor and a central heating radiator complete this kitchen/diner perfectly.

**Kitchen/Diner**



**Bedroom 1**  
**12'3" x 8'11" (3.75 x 2.72)**



This very spacious, calming, double bedroom offers two double glazed windows to the side elevation. Heating to this room is

from a central heating radiator and doors lead to the walk in robes and en-suite bathroom.

**En-suite Bathroom**  
**6'7" x 6'4" (2.02 x 1.95)**



A stylish bathroom having the benefit of a panelled bath with shower over offering the perfect place to relax, there is also a close coupled w.c. and pedestal wash hand basin. A double glazed window provides natural lighting and a central heating radiator offers background heating. Neutral splash back tiling to the walls with contrasting tiling to the floor completes the calming feel of this room.



## Bedroom 2

15'8" x 8'11" (4.78 x 2.72)



The neutral decor of this double bedroom room is complimented by the flood of natural light from a double glazed window and background heating is provided by a central heating radiator. Doors reveal access to the walk in robes and en-suite shower room.

## Bedroom 2



## En-suite Shower Room

7'10" x 5'4" (2.41 x 1.65)

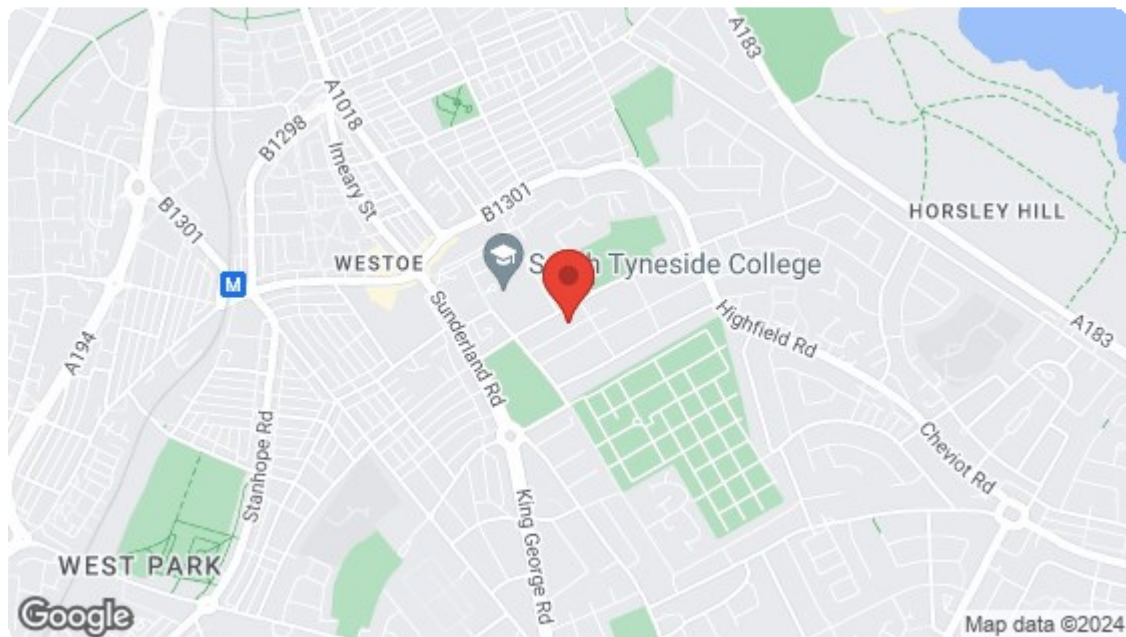
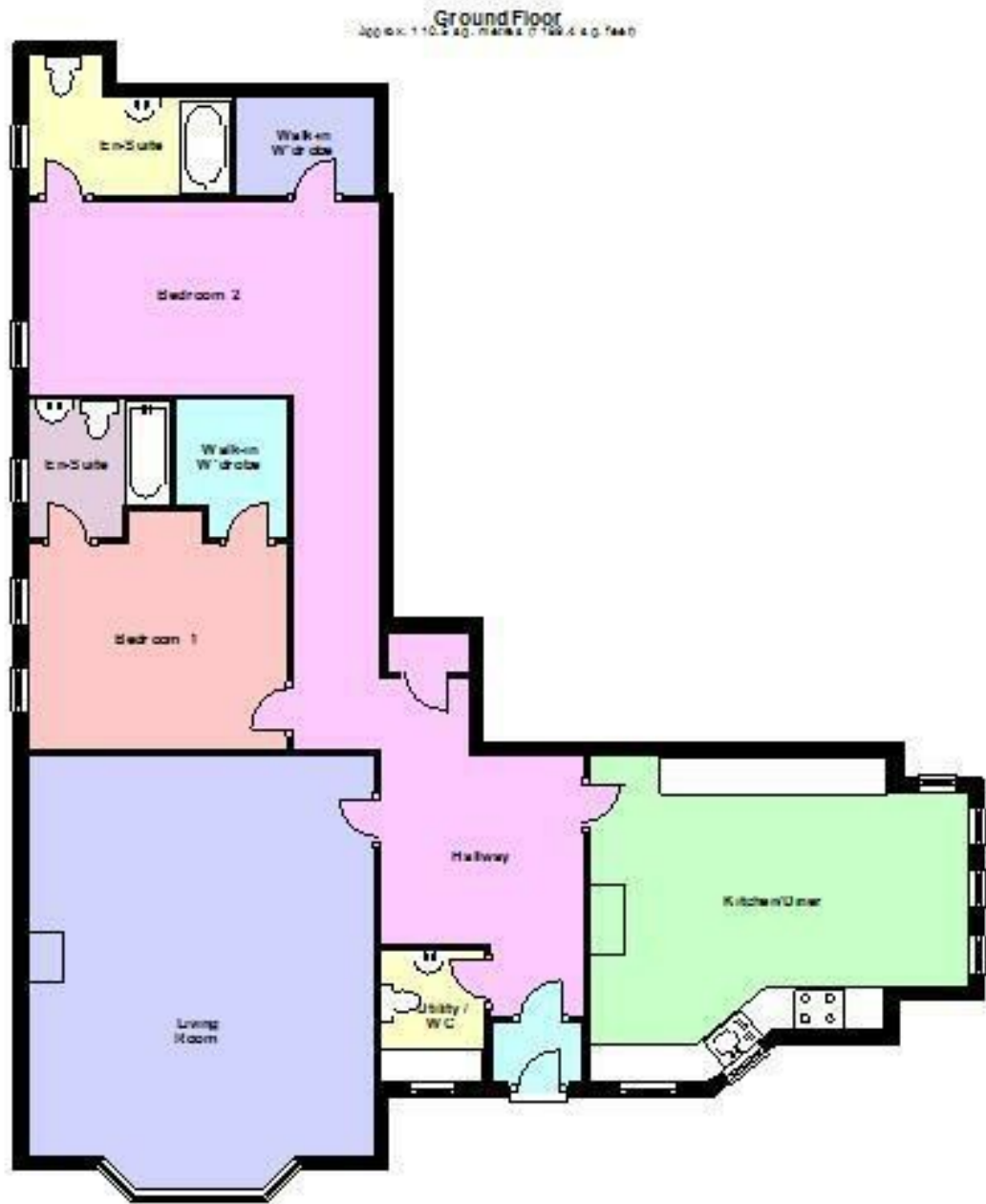


An elegant room with splash back tiling to the walls and contrasting tiling to the floor. Facilities of this room include a shower cubicle, pedestal wash hand basin and a close coupled w.c. This room also has the benefit of a double glazed window and central heating radiator.

## Exterior

This delightful home is set in beautifully maintained communal gardens, which offer a plentiful array of mature trees and lawn surrounded by a boundary wall with wrought iron fencing making this very private and secure. An allocated parking bay to the side of the property is also accessed via electronic gates.





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		
	70	74
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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