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**173a Stanhope Road, South Shields, Tyne and Wear NE33 4RU**

**£140,000**

We are delighted to offer to the market this spacious, freehold double bedroom, ground floor apartment. Sure to impress buyers looking for a home that is "Ready to Move Into". Situated in a popular area of South Shields this property overlooks West Park and is perfect for access to all local amenities, transport links and schools. This stunning property will make a wonderful home for first time buyers or those looking to down size. It has the benefit of double glazing, central heating and enclosed, walled court yard to the rear. The superb accommodation on offer briefly comprises; Entrance Lobby, Hallway, Living Room offering a host of period features, 14ft Master Bedroom, fitted Kitchen and a recently refitted stylish Shower Room.

Viewing of this property is highly recommended to appreciate the spacious accommodation on offer.

Council Tax Band A



## Ground Floor

### Entrance Lobby

Access to this delightful home is via a composite door, a further door opens to reveal the hallway.

### Hallway



Features of this room include a traditional style picture rail, dado rail and high skirtings. An understairs cupboard provides storage space. Doors lead from this room to the Living Room, Bedroom and Dining Room. A central heating radiator offers background heating.

## Living Room

13'7" x 14'6" (4.16 x 4.44)



This stunning room is bathed in natural light from a walk in bay window to the front elevation. One of the main focal points of this room is a traditional style fire surround with inset living flame gas fire. The elaborately detailed traditional plasterwork coving to ceiling, ceiling rose and high skirtings compliment this room perfectly. There is also a central heating radiator for background heating and stripped wood flooring.

### Fire Place



### Elaborate Ceiling



### Master Bedroom

12'8" x 14'7" (3.88 x 4.46)



A delightful double bedroom offering a double glazed window with views over the rear court yard. Features of this room include beautiful plaster work coving to ceiling, picture rail, high skirtings and striped wood flooring. Background heating is provided by a central heating radiator.

### Dining Room

11'5" x 13'3" (3.49 x 4.04)



The dining room is wonderfully positioned off the Hallway and features a double glazed window to the side elevation with views over the court yard. The fabulous tall ceiling, picture rail plus high skirtings and laminate flooring make this room ideal for family living. The chimney breast showcases a traditional style fire surround with built in cupboards providing storage space to the alcoves, there is also space for an American style fridge freezer. This room also has the benefit of a central heating radiator.

### Kitchen

11'5" x 7'8" (3.49 x 2.35)



The Kitchen is fitted with a range of floor, wall, drawer and display cabinets with contrasting work surfaces plus inset single drainer sink unit. Integrated appliances include a hob, oven and extractor hood, there is also space for a washing machine and dish washer. Natural light floods into this room from a double glazed window and velux roof light. There is also splash back tiling to the walls and contrasting flooring, a central heating radiator and a UPVC door offers access to the court yard.

### Shower Room

5'3" x 6'3" (1.62 x 1.93)



A luxurious shower room with the benefit of a corner shower cubicle, wash hand basin set into a vanity unit also providing storage space and a close coupled w.c. There is also a double glazed window and heated towel rail. Recessed lighting to the ceiling, stylish PVC panelling to the walls and contrasting flooring finishes the calming feel of this room.



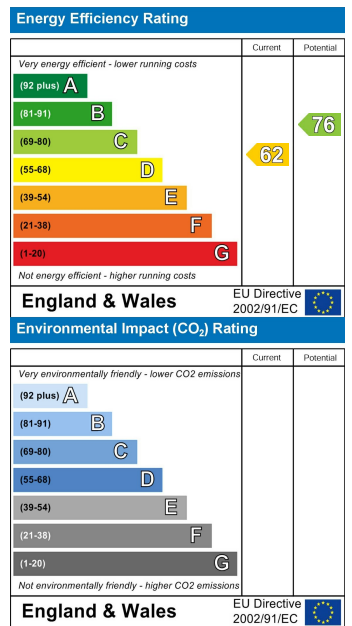
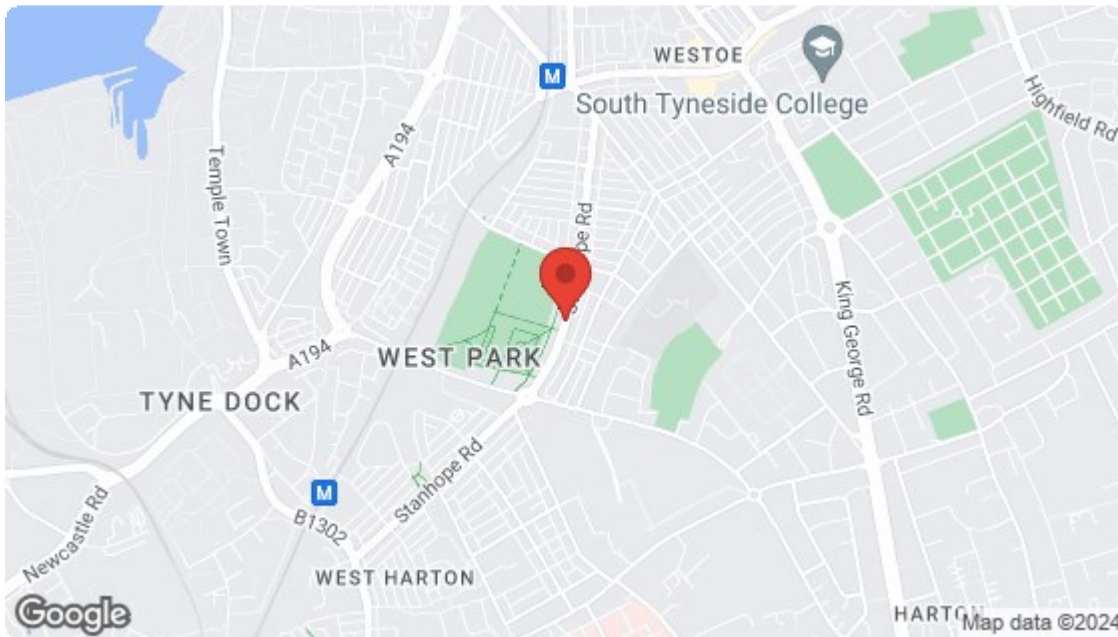
## Exterior



An enclosed shared court yard is located to the rear of this wonderful home providing the perfect place for alfresco dining or to enjoy the summer sun. Access to the rear lane is via a roller shutter door. A low maintenance garden to the front with artificial lawn is surrounded by a low level boundary wall.

## Court Yard





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