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76 Hutton Row, South Shields, Tyne and Wear NE33 3PB

£169,999

Offered with vacant possession, we are delighted to bring to the market this 2 double bedroom mid terrace, freehold home. Located close to the wonderful South Shields coastline and offering easy access to shops, bars restaurants and schools, as well as transport links for commuting. This home is sure to appeal to a variety of purchasers especially first time buyers or those looking to downsize. Enhanced by a mature fenced garden to the front, double glazing, central heating and a low maintenance enclosed garden to the rear with gated access to an allocated parking bay. The property has been upgraded to a high standard and the living accommodation on offer briefly comprises, an Entrance Hall with staircase leading to the first floor, a ground floor w.c., fitted Kitchen with integrated appliances and 14ft Living Room with bi-folding doors which open to reveal the rear garden. To the first floor there is a galleried landing with doors leading to a luxurious Family Shower Room and 2 Double Bedrooms.

This superb home must be viewed to be fully appreciated. Council Tax Band B

Ground Floor

Entrance Hall

This delightful home is accessed via a door which opens to reveal the entrance hall which has further glazed doors leading to the ground floor rooms. A staircase with handrail and newel posts offers access to the first floor and a central heating radiator provides background heating.

Ground Floor W.C.

3'2" x 5'4" (0.97 x 1.65)



Facilities of this room include a wash hand basin and close coupled w.c. There is also a central heating radiator, splash back PVC panel to walls and contrasting laminate flooring.

Kitchen

10'3" x 7'2" (3.13 x 2.19)



One of the main selling points of this superb home is the Kitchen fitted with a comprehensive range of high quality base, wall and drawer cabinets with inset steel steel sink unit and contrasting work surfaces. Integrated appliances include a 2 ring hob, double oven, microwave, fridge freezer, dish washer and washing machine. This delightful room also has the benefit of a double glazed window, a central heating radiator, breakfast bar and laminate flooring which compliments this room perfectly.

Kitchen



Living Room
14'4" x 12'9" (4.37 x 3.89)



Situated at the rear of the property, this amazing room features magnificent bi-fold doors leading to the garden which are the main focal point of this space. A media cabinet compliments the neutral colour scheme and a built in under stairs cupboard offers storage space. Two central heating radiators offer background heating.

Living Room



First Floor

Landing



Leading from the entrance hall the returning spindle staircase leads to a gallery landing where doors provide access to all first floor rooms. Access to the loft via a retractable ladder which is boarded for storage space.

Bedroom 1 (Front)
14'5" x 11'9" (4.4 x 3.6)



This very spacious double bedroom is located at the front of the property and is bathed in natural light from a double glazed window and double doors which open to a Juliette balcony. Background heating is provided by a central heating radiator. Built in cupboards and shelving offer storage and display space.

Views

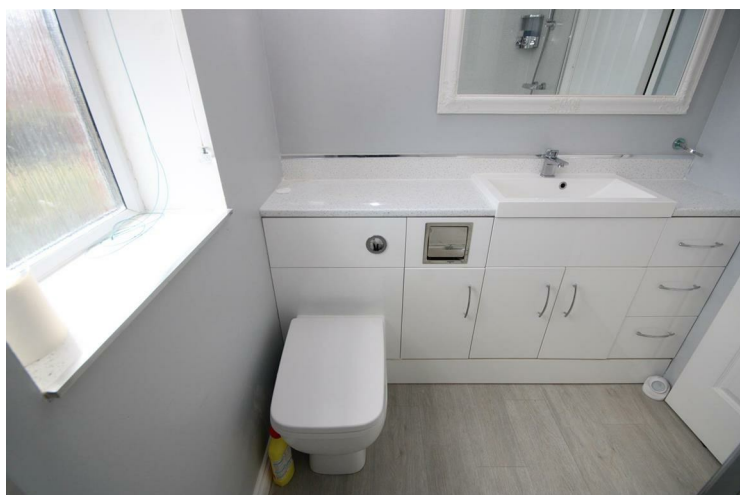


Shower Room



Shower Room

7'4" x 4'6" (2.25 x 1.38)



An elegant room with walk in shower enclosure plus wash hand basin and w.c. set into a vanity unit also providing storage space. Natural light is provided by a double glazed window and mood lighting via ceiling lighting. This luxurious room also has the benefit of a ladder style heated towel rail, PVC panelling to the shower enclosure and contrasting laminate flooring completes the calming feel of this room.

Bedroom 2 (Rear)

12'5" x 7'7" (3.8 x 2.32)



Located at the rear of the property, this double bedroom has the benefit of a double glazed window with views of the rear garden and parking courtyard beyond. Heating to this room is provided by a central heating radiator.

Bedroom 2 (Rear)



Exterior



Access to this delightful home is via a pathway with gate through a well stocked mature garden to the front surrounded by a wrought iron fence. A secure low maintenance enclosed garden to the rear with artificial lawn and mature planting is ideal for entertaining whilst also providing a safe and secure environment for family living. There is also a gate leading to the rear which offers access to a designated parking bay located in the rear courtyard.



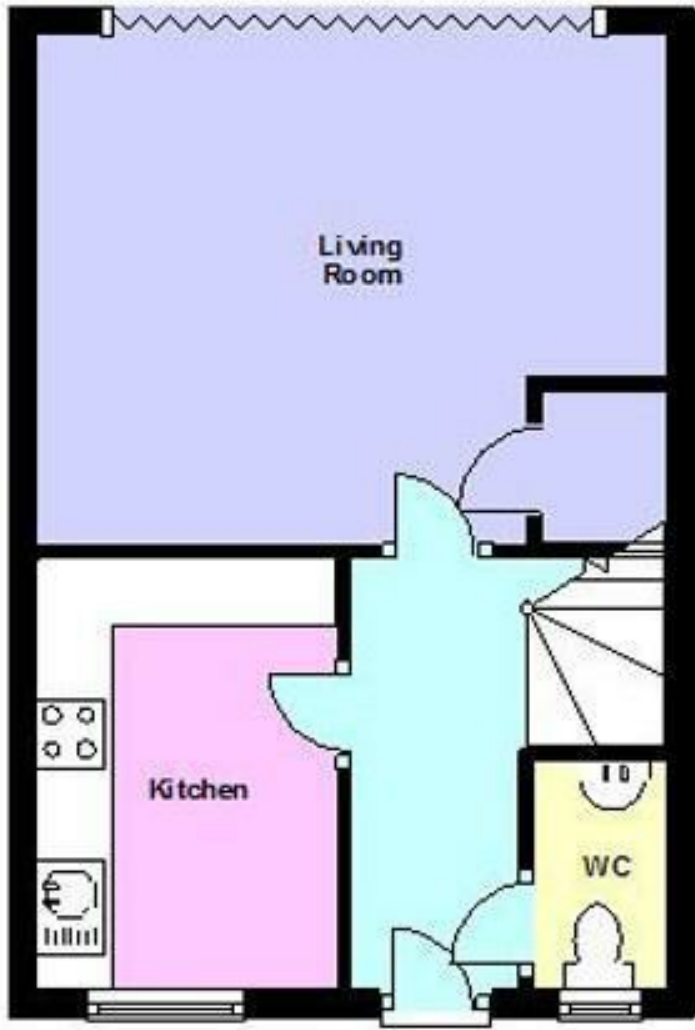
Garden



Parking Bay

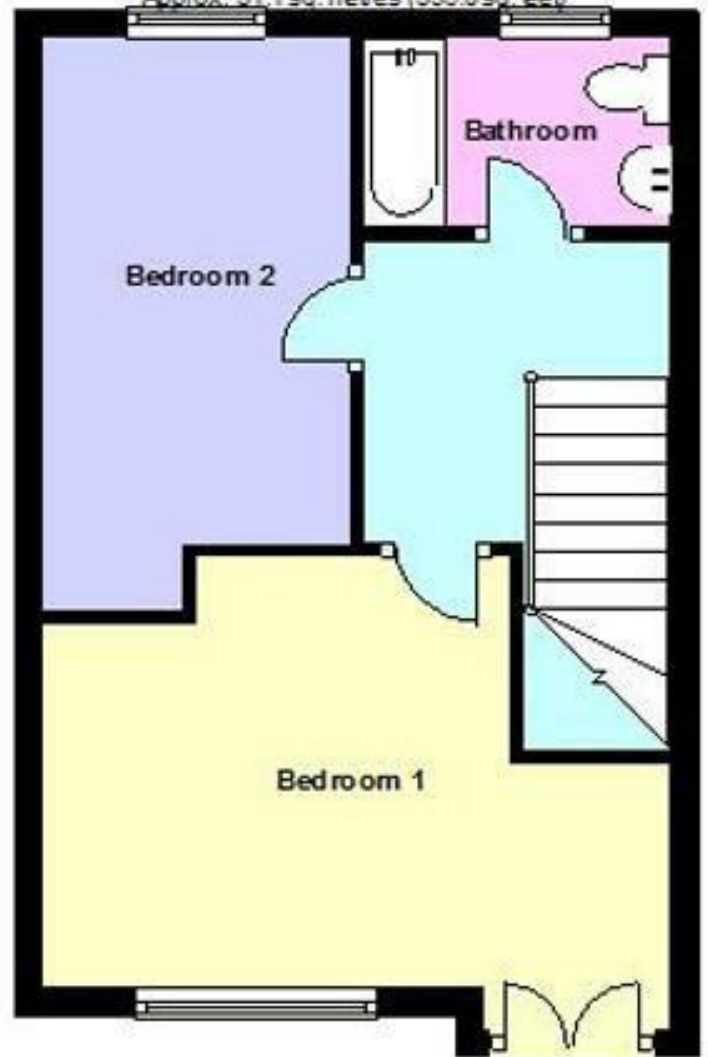
Ground Floor

Approx. 30.9 sq. metres (332.7 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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