



## 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

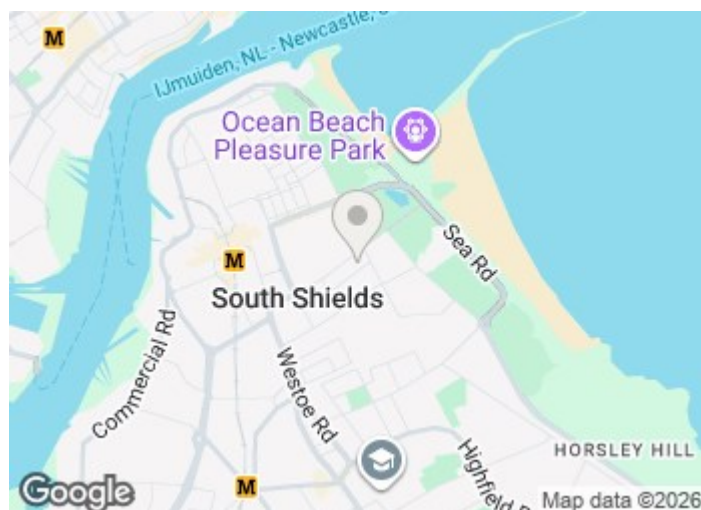
decorated and featuring charming accent wooden beams, creating a bright and welcoming space.

## Cloakroom

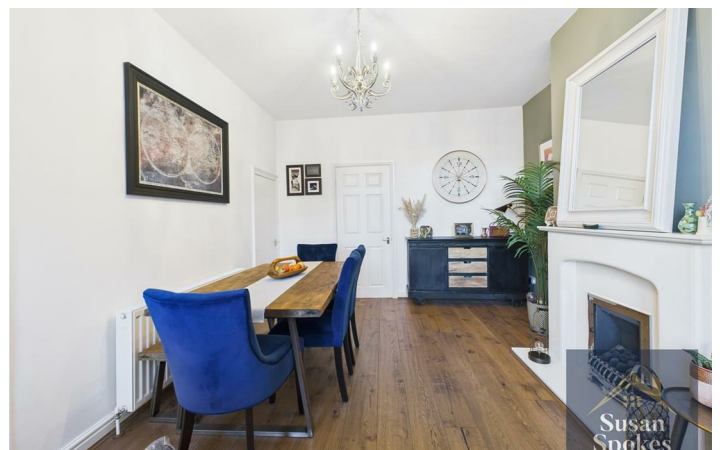
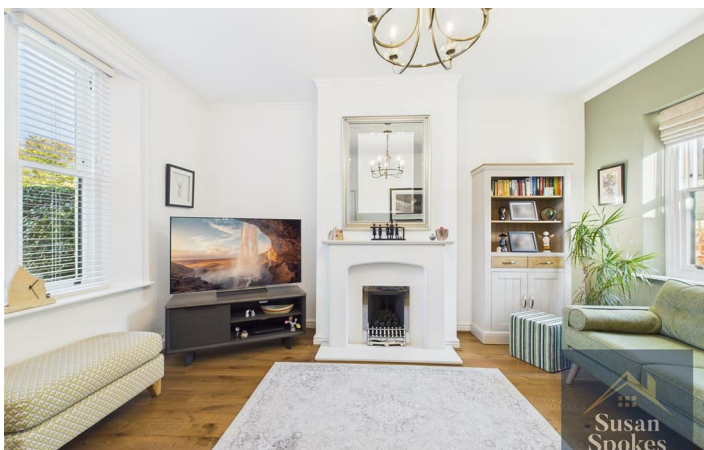
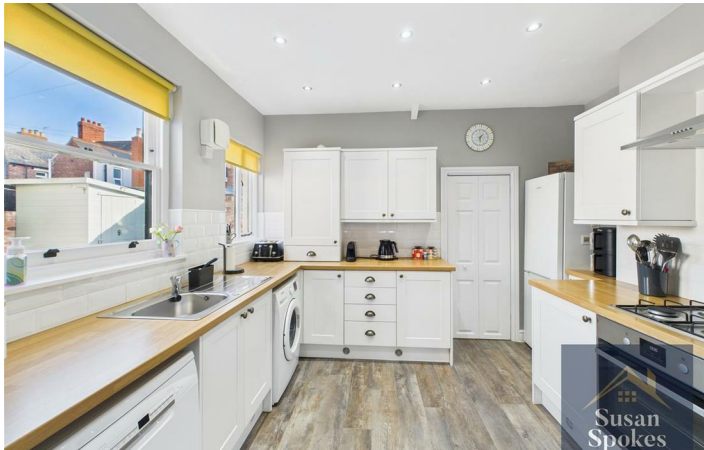
A modern, neutrally decorated cloakroom, featuring a sleek vanity wash hand basin and WC, combining style and practicality in a compact space.

## 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



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