



## Westoe Road

### South Shields NE33 3PW

This beautifully presented mid-terraced period property offers an exceptional blend of timeless character and modern living, with exciting potential to further enhance and extend (subject to the necessary planning permissions).

The home welcomes you via a charming vestibule entrance, leading into a thoughtfully styled interior finished to an excellent standard throughout. Retaining a wealth of period features, the main reception room is centred around an elegant marble feature fireplace, complemented by deep skirting boards and ornate coving, creating a refined yet inviting space. The dining room continues this characterful theme, boasting a recessed fireplace with a multi wood fuel burner and a stylish contemporary twist.

The ground floor also benefits from a convenient WC, alongside a modern fitted kitchen featuring quality oak work surfaces.

£269,950

# 196 Westoe Road

## South Shields NE33 3PW



- WONDERFUL PERIOD PROPERTY
- TWO LOFT ROOMS
- CLOSE TO THE COAST AND TRANSPORT LINKS
- TWO RECEPTION ROOMS
- MODERN FAMILY BATHROOM
- NEW EPC TO FOLLOW
- THREE BEDROOMS
- VERY WELL PRESENTED IN MUCH SOUGHT AFTER LOCATION

### Vestibule

Glazed entrance door opening into the main hallway, providing a welcoming transition into the home and offering ample space for coats and footwear.

### Main Hallway

A truly impressive and characterful entrance, this spacious and inviting hallway sets the tone for the rest of the home. Rich in period charm, it features deep skirting boards and ornate coving, complemented by a stylish stair runner. Generous in proportion, the space is enhanced by newly fitted internal doors leading to all rooms, creating a warm and elegant first impression.

### Lounge

13'3" x 14'10" (4.06 x 4.54)

A light and airy reception room brimming with charm and character. A generous bay window allows natural light to flood the space, while a striking marble feature fireplace with inset electric fire creates an elegant focal point. Beautiful period detailing includes deep skirting boards, a decorative ceiling with ceiling rose, all complemented by fitted blinds for a stylish finish.

### Dining Room

11'7" x 13'11" (3.54 x 4.25)

A generously proportioned dining room enjoying a desirable west-facing aspect, creating a warm and inviting space. The focal point is a charming feature fireplace with a brick recess housing a wood burner, perfect for cosy evenings. Finished with part-panelled walls and an oak mantel, this room beautifully blends character with comfort.

### Kitchen

8'3" x 12'1" (2.54 x 3.69)

A contemporary designed kitchen combining style and practicality. Fitted with oak work surfaces, a matt black sink with mixer tap, and a gas hob with extractor above, complemented by a double oven. Thoughtfully planned with plumbing for a washing machine, and space for a fridge, freezer, and dryer. Finished with an oak-effect floor and a sleek column radiator, this kitchen perfectly balances modern convenience with timeless appeal.

### GF WC

Fully tiled and thoughtfully designed, this convenient WC features automatic a stylish vanity wash handbasin, creating a practical yet modern space.

### First Floor Half Landing

### Family Bathroom

7'10" x 8'7" (2.41 x 2.63)

A bright and contemporary bathroom finished to a high standard, featuring a modern four-piece suite. Marble-tiled walls add a touch of luxury, while the bespoke vanity sink, bath with matt black mixer tap, and walk-in shower enclosure with a matt black waterfall mains shower combine style and functionality for a truly elegant space.

### WC.

A sleek and modern WC featuring automatic lighting, a marble-tiled floor, and stylish grey walls, creating a clean and contemporary finish.

### Landing

### Bedroom

10'11" x 13'11" (3.34 x 4.26)

A modern double bedroom blending contemporary design with period charm. West-facing for natural light, the room features acoustic slatted panelled walls alongside classic period details, creating a stylish and restful retreat.

### Bedroom

11'5" x 14'11" (3.48 x 4.57)

A generous double bedroom full of character and period charm. The main focal point is a striking cast iron feature fireplace, complemented by classic detailing that enhances the room's timeless appeal.

### Bedroom

6'7" x 10'3" (2.01 x 3.13)

Currently utilised as a dressing room, this versatile space offers potential as a bedroom or stylish dressing area, providing flexibility to suit your needs.

### Second Floor

### Loft Room

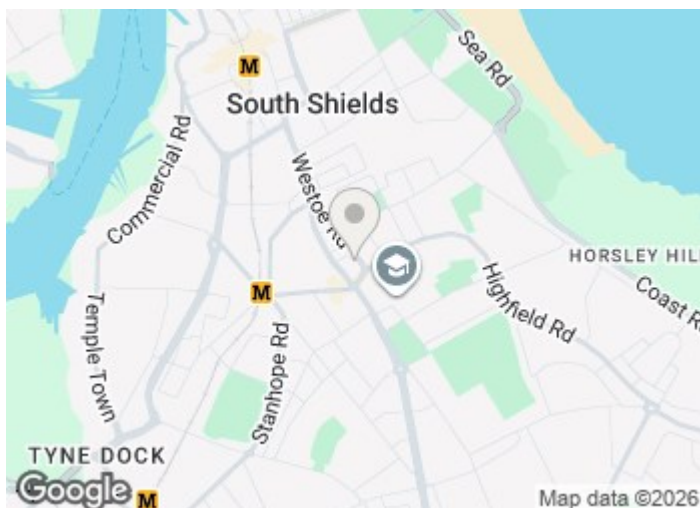
13'8" x 14'7" (4.19 x 4.46)

Beyond a door leading from the second-floor staircase, this loft room offers excellent potential for conversion into an additional bedroom (subject to planning permission), with ample space to incorporate an en-suite, creating a flexible and valuable living area.

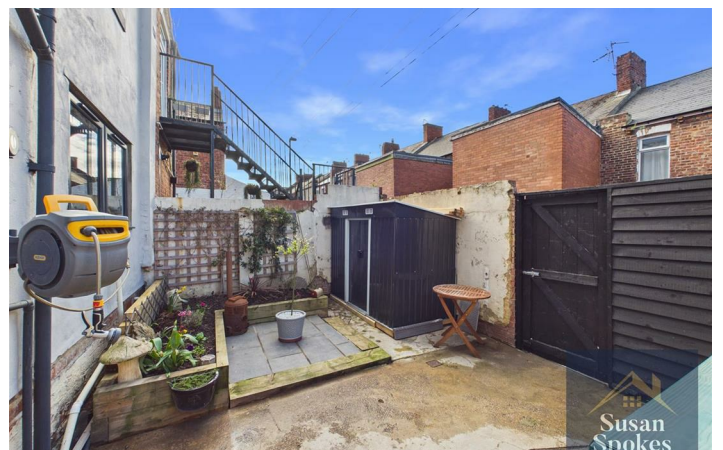
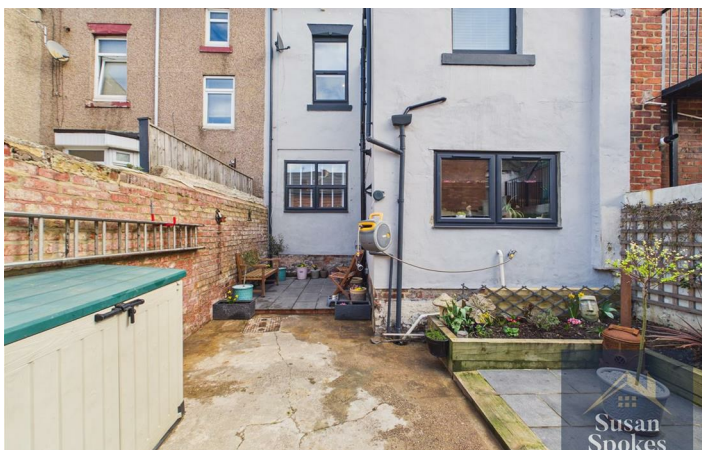
### Loft Room

13'9" x 11'3" (4.2 x 3.45)

A versatile loft space with excellent potential (subject to planning permission) to be converted into an additional bedroom. Together



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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