

CONWAY
&
CHRISTIE



15 Sunderland Road, South Shields

South Shields

Offers in Region of **£245,000**



15 Sunderland Road

South Shields, South Shields

Rare To Market. Beautiful cottage within Westoe Village. This charming property simply must be viewed!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Character Cottage
- Beautiful Garden
- Original Features
- Impressive Living Space
- Kitchen/Diner





Entrance Hall

Accessed via part glazed composite door with tiled floor and carpeted stairs to first floor with decorative wood panels.

Lounge

14' 3" x 11' 4" (4.34m x 3.45m)

Fully glazed wood French doors leading to garden, wood double glazed window with front aspect, feature multi fuel stove with limestone tiled insert and hearth, radiator and solid dark oak flooring.

Garden Room

Fully glazed wood French doors leading to garden, wood double glazed window with side aspect.

Kitchen/Diner

14' 6" x 15' 1" (4.42m x 4.60m)

Double glazed wood window with front aspect and UPVC double glazed window with rear aspect, exposed brick chimney breast with cast iron open fire, decorative tiled insert and solid wood mantel. Fitted storage cupboards and shelving to both alcoves and a shaker style kitchen with wall and base units, contrasting worktops incorporating peninsular island, one and a half bowl ceramic sink and drainer with mixer tap, four ring gas hob, electric oven, integrated fridge, integrated freezer, tiled splash backs, radiator and tiled floor.

Utility Room

5' 4" x 5' 8" (1.63m x 1.73m)

Range of wall and base units, contrasting worktops, plumbing for washing machine, tiled splash back and tiled floor. UPVC double glazed window with rear aspect and part glazed UPVC double glazed door providing access to rear garden.

Bathroom

5' 6" x 5' 9" (1.68m x 1.75m)

White three piece period suite comprising panelled bath with overhead handheld shower attachment, combination vanity unit with wash basin and low level WC. With tiled walls, radiator, recessed lighting and LVT flooring.





REAR GARDEN

Enclosed rear garden with storage shed, decked patio, paved patio and planted borders.

DRIVEWAY

1 Parking Space

To the front is pedestrianised with shared driveway access via double wooden gates





Conway & Christie

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