



37 Dean Road

Westoe Village



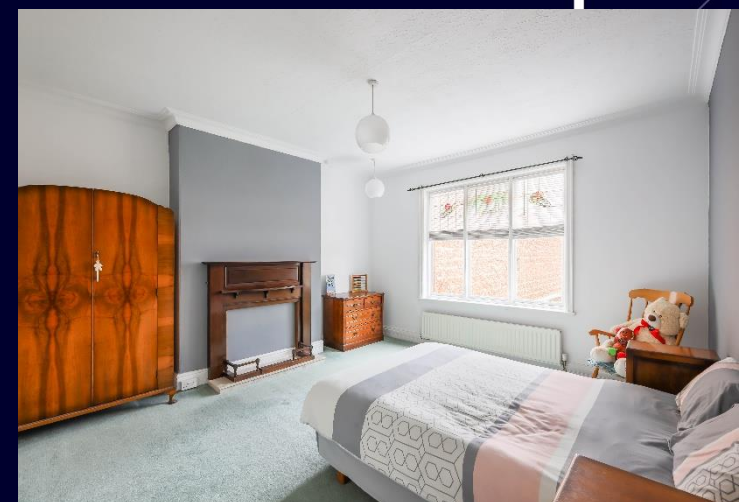
## 37 Dean Road, Westoe Village, South Shields, NE33 4AS

Well Presented & Substantial Family Home Boasting Four Bedrooms, Two Bathrooms, Three Generous Reception Rooms, Refitted Kitchen/Breakfast Room, Attached Two Bedroom Annex & Large South Facing Rear Gardens!

This unique period residence is well placed on Dean Road, South Shields. Dean Road is well situated close to a wide range of well regarded schools and is within walking distance of local amenities, restaurants and Chichester Metro Station, offering convenient access to Newcastle City Centre, South Shields and connections through to Sunderland. There are excellent transport links to neighbouring areas including South Shields and Boldon. The property also benefits from easy road access to the A19 and A1, providing routes across the North East, and is just a five minute drive from the Tyne Tunnel.

Boasting in excess of 2720 sq/ft, the internal accommodation comprises: Entrance porch | Spacious entrance hallway with staircase leading up to the first floor | To the rear of the property are two high impressive reception rooms, both benefitting from feature bay windows with wonderful southerly aspect | Dining room | Well presented and refitted kitchen/breakfast room, boasting a range of modern cabinetry/worktops, as well as integrated appliances.





The staircase then leads up to the first floor and onto four double bedrooms | The principal bedroom is positioned to the rear and offers a comfortable double room with ensuite shower room/WC | Bedrooms two, three and four are all further double bedrooms | Family bathroom with four piece suite | Extra separate WC.

Returning to the ground floor hallway, access is granted onto a two bedroom attached annex | Living room to rear | Shower room/WC | Kitchen/Breakfast Room | Two single bedrooms | Private external access.

Externally, the property offers a substantial south facing lawned garden which enjoys great privacy | To the front is a private courtyard | Single garage | On street parking.

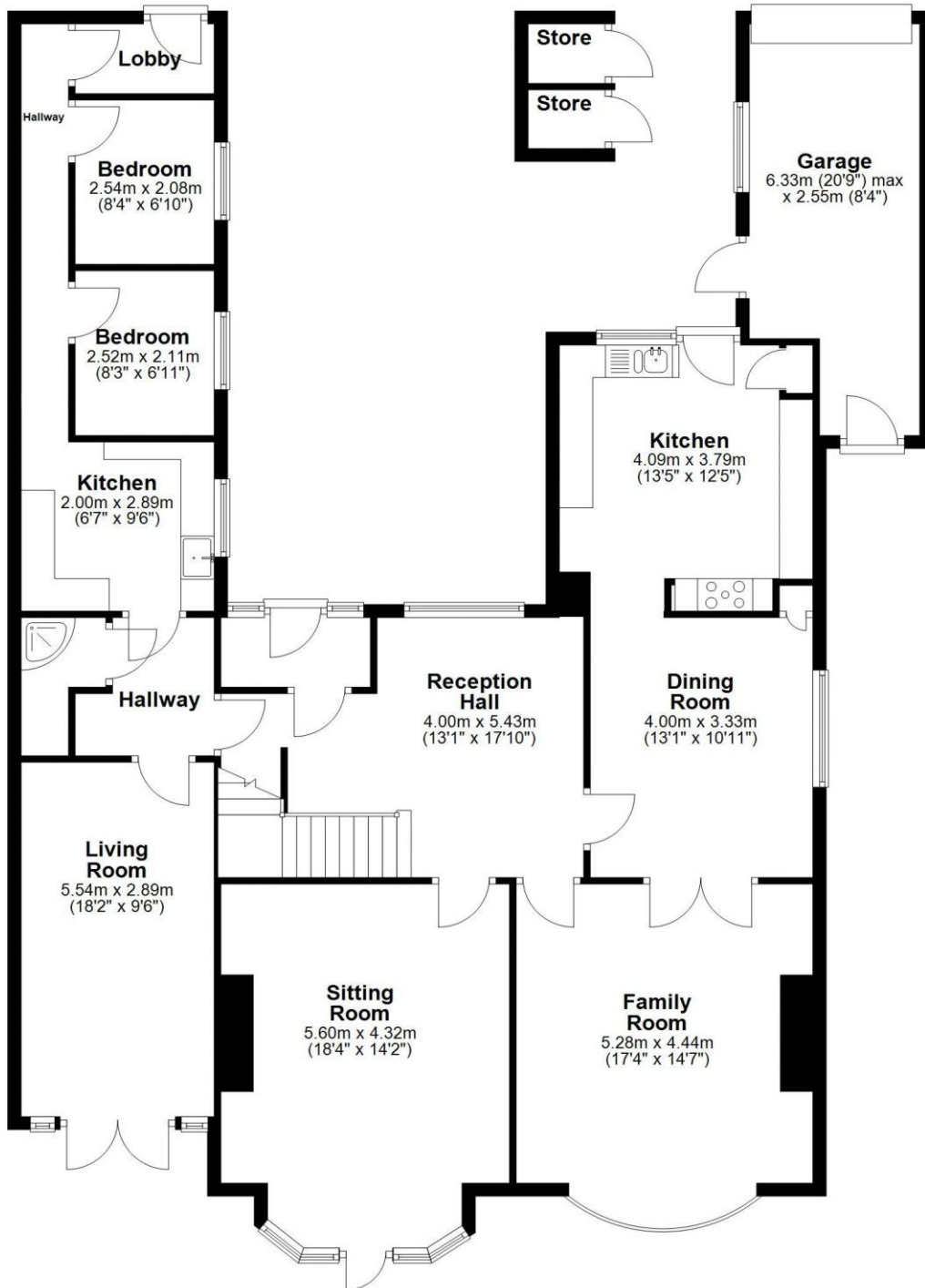
Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band D | EPC: Rating TBC

**Price Guide: Offers Over £485,000**



### Ground Floor

Approx. 162.5 sq. metres (1748.9 sq. feet)



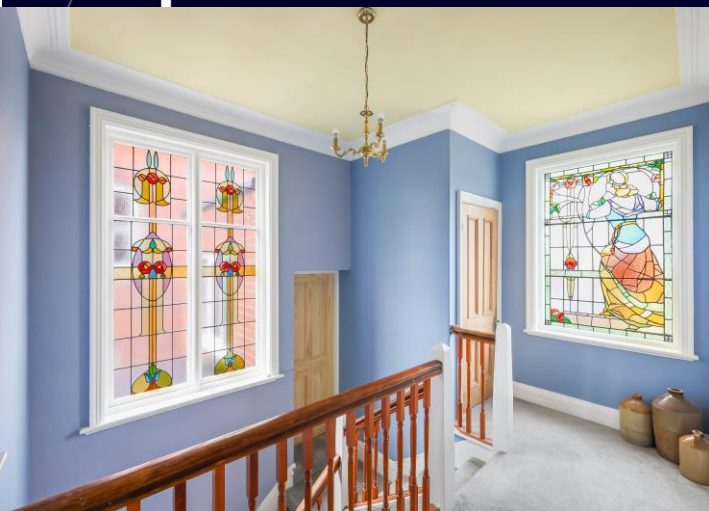
### First Floor

Approx. 90.5 sq. metres (973.6 sq. feet)



Total area: approx. 252.9 sq. metres (2722.5 sq. feet)

37 Dean Road, South Shields





# SANDERSON YOUNG

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