



Willoughby Road | North Shields | NE29 7NB

£325,000

Set behind a generous block-paved frontage, this attractive four-bedroom semi-detached home offers a carefully balanced combination of character, practicality and modern presentation, with a layout that has been thoughtfully arranged to suit everyday living. At the heart of the home is a superb living space, where a striking exposed brick fireplace creates a strong focal point, flowing seamlessly into a dedicated dining area and onward into a conservatory that draws natural light through the rear of the property. The kitchen is well positioned alongside, offering a practical layout with ample storage and workspace. Upstairs, four bedrooms provide flexibility for a range of buyers, with fitted storage to all bedrooms, the fourth bedroom also has exceptional storage space for its size, while two well-finished family bathrooms completes the accommodation. To the rear, the property continues to impress with a landscaped garden designed for both relaxation and entertaining, with decked seating areas, lawn and a good degree of privacy, creating a natural extension of the living space. Available with no onward chain!

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ENTRANCE HALL: Entrance door, stairway to first floor, radiator, door to:

GROUND FLOOR BATHROOM: approximate measurements 7'22" x 5'09" (2.2m x 1.55m): Bath with electric shower over, vanity wash basin, WC, double glazed window, radiator.

DINING ROOM: approximate measurements 13'12 x 12'47" (4.0m x 3.8m) Into alcoves: Radiator, double glazed window, open access to living room.

LIVING ROOM approximate measurements 11'8" x 14'10" (3.56m x 4.52m): Feature exposed brick fireplace, radiators, open through to dining room, double glazed sliding door to conservatory.

CONSERVATORY: approximate measurements 8'3" x 8'43" (2.53m x 2.57m): Double glazed windows, door to rear garden

KITCHEN: approximate measurements 8'10" x 14'5" (2.69m x 4.39m): Fitted wall and base units, work surfaces, sink unit, integrated appliances, double glazed window, radiator, door to:

UTILITY: Plumbing for washer, door to rear garden.

BEDROOM ONE: approximate measurements 9'3" x 10'8" (2.82m x 3.25m) plus fitted wardrobes: Double glazed window, fitted wardrobes, radiator.

BEDROOM TWO: approximate measurements 10'7" x 8'6" (3.23m x 2.59m) plus fitted wardrobes: Double glazed window, fitted wardrobes, radiator

BEDROOM THREE: approximate measurements 6'0 x 12'0" (1.84m x 3.68m): Radiator, double glazed window, fitted wardrobes, sound insulation.

BEDROOM FOUR: approximate measurements 5'10" x 10'1" (1.78m x 3.07m): significant fitted storage for its size, radiator, double glazed window.

BATHROOM: approximate measurements 5'7" x 7'8" (1.70m x 2.34m): panelled bath with electric shower over, wash basin, WC, radiator, double glazed window, tiled floor.

EXTERNALLY: Block-paved driveway providing off-street parking. Landscaped garden with decking, lawn and patio seating areas.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Gas
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

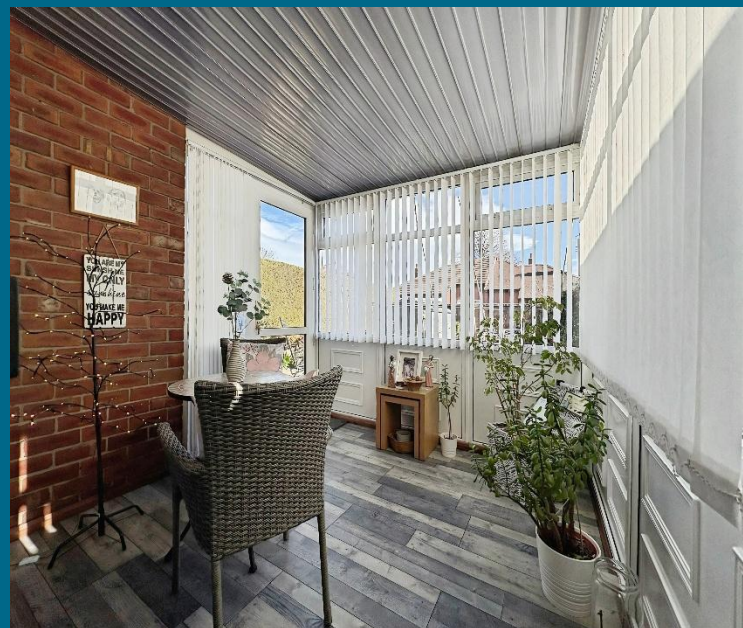
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

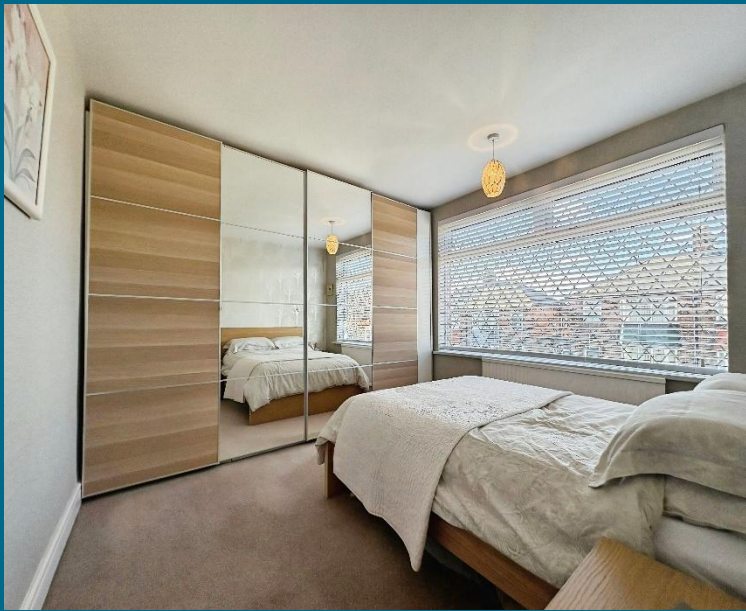
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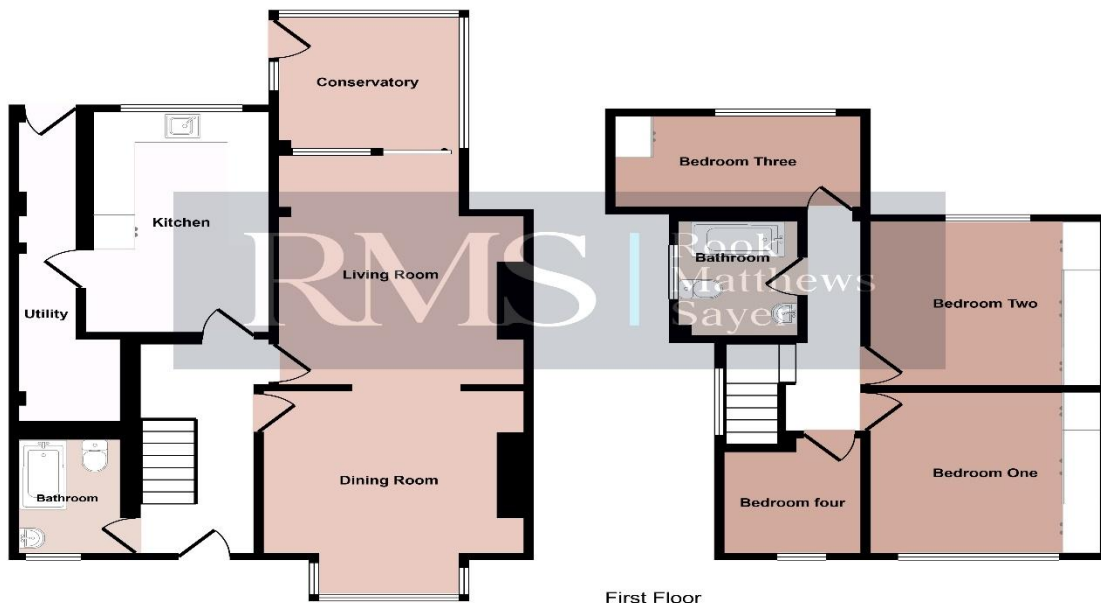


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Ground Floor 41 Willoughby Road v.2

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

