



Willoughby Road | North Shields | NE29 7NB

£170,000

Set behind a neat frontage, this two-bedroom semi-detached home opens into a property that offers far more flexibility than first meets the eye, with a standout rear garden and an impressive garden room creating a lifestyle element rarely found at this level. The living room is a warm and characterful space, centred around an exposed brick fireplace and complemented by timber flooring. To the rear, the kitchen has been updated with shaker-style, flowing through to a modern bathroom and onward into a generous sun room overlooking the garden a versatile additional reception space that naturally adapts to everyday living. Upstairs, both bedrooms are well balanced. The principal bedroom is a particularly generous room with built-in storage, while the second bedroom is a comfortable and usable space, ideal as a guest room, nursery or home office. Externally is where the property truly excels. The rear garden has been thoughtfully landscaped to create distinct seating and entertaining areas. Positioned within easy reach of local shops, transport links and road access, this is a home that stands out for its versatility both inside and out.

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ENTRANCE HALLWAY: Front entrance door, radiator, stairway to first floor, door to:

LIVING ROOM 12'7" x 13'8" (3.84m x 4.17m)
Plus storage cupboard: Double glazed window, timber flooring, exposed brick fireplace with inset electric fire, radiator.

BATHROOM 5'3" x 6'2" (1.60m x 1.88m): Double glazed window, panelled bath with shower over and glazed screen, vanity wash hand basin, low level W.C, tiled walls, tiled floor, radiator.

KITCHEN 7'7" x 9'1" (2.31m x 2.77m): Double glazed window, fitted shaker-style wall and base units, work surfaces, integrated oven, gas hob with cooker hood, basin with drainer and mixer tap, tiled splashbacks, ceramic tiled flooring, space for appliances, door to:

GARDEN ROOM 15' x 12'7" (4.57m x 3.84m): Double glazed windows and French doors, tiled flooring, radiator.

LANDING: Storage cupboard, door to:

BEDROOM ONE 12'6" x 13'9" (3.81m x 4.19m max): Double glazed window, tiled flooring, storage cupboard, radiator (not connected), loft access hatch.

BEDROOM TWO 8'5" x 7'7" (2.57m x 2.31m): Double glazed window, wood flooring, radiator.

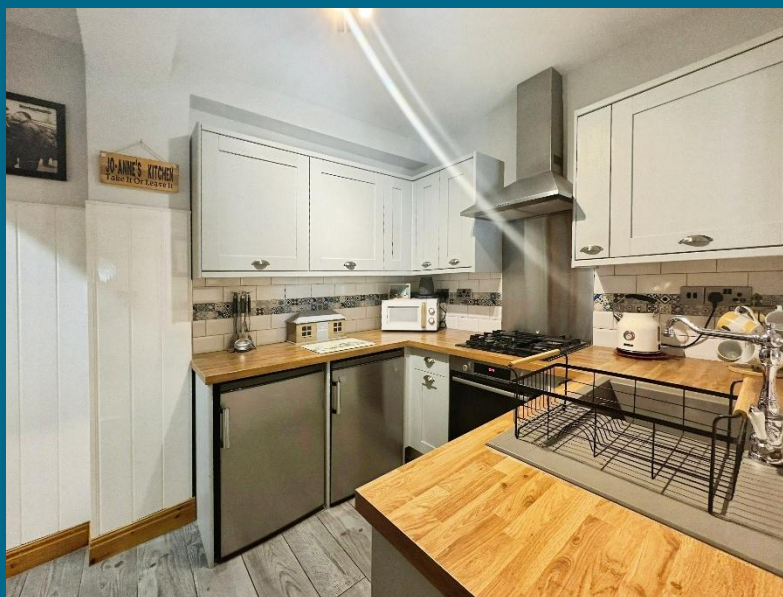
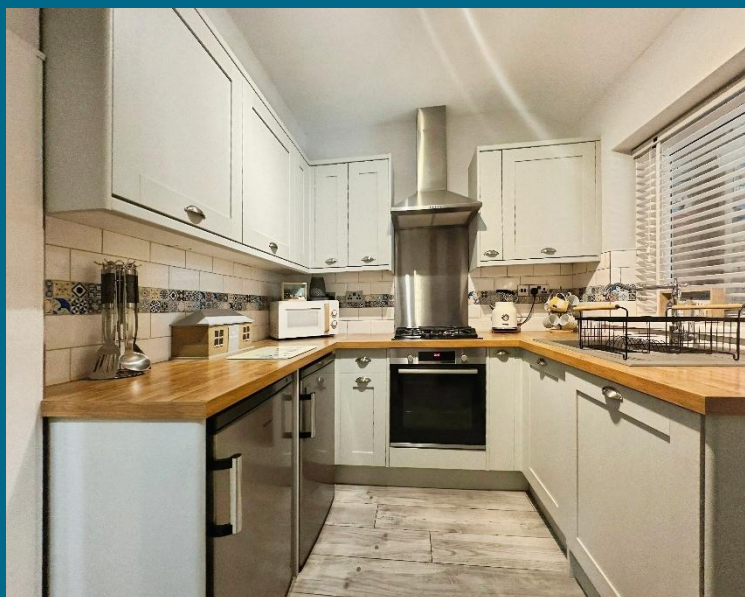
EXTERNALLY: Enclosed front garden with lawn and pathway to entrance. Landscaped rear garden incorporating patio, lawn and raised seating areas, enclosed for privacy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: FTTP
- Mobile Signal Coverage Blackspot: No
- Parking: On Street

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: A
EPC RATING: D

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