



Grotto Gardens, South Shields     £178,000



**LENNON**  
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## Grotto Gardens, South Shields

All I can say is that sometimes we find something special and no words can describe it however I will try to capture your imagination with this property but the proof is in the viewing. I wasn't expecting to find this jewel when I walked through the door of this mid terraced .The new owner will feel the same of that I am sure.

I cant even say briefly comprising as there is so much to describe.

On entering this mid terraced home the first thing you will notice is how immaculate it is and how every attention to detail has been paid by the current owner. This property has been upgraded and extended and then meticulously dressed to impress. You will not be disappointed with the interior as you will feel like you are in a hotel, just wonderful.

However, as you walk through the lounge and then dining area you are hit by the most fantastic view of Camel Island and Marsden Rock just across the road.



## LOCATION

Situated in Grotto Gardens this mid terraced home holds a secret. It has the most amazing view of the coastline and Camels Island and the beach at Marsden is a short walk.

Within driving distance you will find Whitburn Village, Cleadon Village and Harton Village. All with unique bistros and diners.

There are local amenities at the Nook Shopping Parade and this property is in a good school catchment area.

The beaches of South Shields and Seaburn and local and the Marina at Roker a short drive.

## ENTRANCE

The grey upvc composite entrance door leads to the main hallway. Solid oak bevelled glass door into the lounge and open plan to the kitchen. Stairs to the first floor.

## LOUNGE

18' 0" x 11' 5" (5.5m x 3.5m)

The neutrally decorated lounge is light and airy and has modern wall lighting which adds a lovely ambience along with the remote controlled flame electric fire.

The lounge has a bow window to the front and is open plan to the dining area at the rear so a view of the sea welcomes you to.

## KITCHEN

11' 9" x 17' 0" (3.6m x 5.2m)

The kitchen is fitted with high gloss grey wall and base units with contrasting worksurfaces, granite sink and splash back. There is also a breakfast bar and room for a bistro table if needed. There is a handy under stairs storage cupboard too.

With many integrated appliances, Electric Hob, Integrated NEFF double electric oven and extractor over, built in NEFF microwave, Integrated dishwasher and washer/dryer and integrated fridge/freezer.

There is a handy bin cupboard. Everything designed to have a minimalistic look and for clever storage.

There are two windows that allow the view of the coast into this room and these have been cleverly placed to make the most of that view. With a front facing window also makes the most of the dual aspect view.

## DINING AREA

9' 10" x 19' 8" (3m x 6m)

The dining area is my favourite part of an absolutely fabulous home. The room is light and airy and big enough to house table and chairs plus a sofa.

However its when you look out of the window and open the double doors that the real magic begins.

From this room you can see Camel Island, Marsden Rock, the full coastline of South Shields and on a clear day you eye will take you from Tynemouth to Newbiggin.

The double doors invite you onto the patio.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	68   D	
39-54	E		
21-38	F		

## FIRST FLOOR

Access to a part boarded loft via a loft ladder.

## DOUBLE BEDROOM

10' 5" x 18' 0" (3.2m x 5.5m)

Neutrally decorated double bedroom with dual aspect. The rear aspect lends to a view that is by far superior to many I have seen of the coast.

Upright flat panelled radiator.

## BEDROOM TWO

10' 9" x 10' 9" (3.3m x 3.3m)

Neutrally decorated double bedroom with handy built in over stairs storage

## SHOWER ROOM

Recently refitted shower room with mains shower, low level wc, wash hand basin and heated chrome towel rail.

This room is neutral in décor with white tiles and contrasting grey flooring. Two windows.

## EXTERNAL

To the front of the property there is a block paved driveway for two cars.

To the rear there is a walled patio garden with galvanised wrought iron railings and a the same style gate.

It is this gate that will lead you straight onto The Leas and coast at Marsden...



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off / disconnected or drained services or appliances - All measurements are approximate. MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.