



rare!

From Sanderson Young



East Holm
Westoe Village



East Holm, Westoe Village, South Shields, Tyne & Wear NE33 3EB

Offers Over £800,000

Imposing & Stylish, Semi Detached, Period Family Home, with Lawned Rear Gardens & Off Street Parking, Full Width Garden Room, Double Garage and an Abundance of Period Charm with No Onward Chain! This substantial, period, semi-detached property is ideally situated within Westoe Village Conservation Area. Westoe Village, with its assortment of fine 18th and 19th century buildings, lines a wide tree-filled medieval street, brimming with detail, character and charm and is arguably one of the finest streets in the county. East Holm, thought to have been originally constructed in the late 1800's and purchased by the current owners in 2003, has undergone a series of modernisations over the last 17 years and now offers one of the largest period homes within the locality. Purpose built over three storeys, the residence is well placed within the village and provides excellent access to South Shields Town Centre, local transport links as well as excellent local schooling, Sandhaven Beach and Bents Park, which are all only a short walk away. Available with immediate possession and boasting close to 4,000 sq ft of internal living space, the property briefly comprises:

Lobby | Entrance hall with tiled flooring, door to rear lobby, under-stairs store and stairs to the first floor | Impressive principal reception room, which measures 20ft with south facing window, dual aspect and period marble fireplace with gas insert | Reception room two/cinema room with fireplace and bi-folding doors to garden room | Reception room three, which is generous in size, with period fireplace and walk-in bay window and door to kitchen | Impressive re-fitted contemporary kitchen/breakfast room with stylish units, granite work surfaces, breakfast bar, integrated appliances and tiled flooring with bi-folding doors which lead to an impressive rear conservatory and garden room with dual French doors to the rear gardens | Utility room with access to integral garage and ground floor WC | The stairs to the first floor give access to a galleried landing | Principal bedroom with dual aspect, walk-in wardrobe (previously bedroom seven), fireplace and a stylish, re-fitted fully tiled, en-suite bathroom | Bedroom two with fireplace and door to en-suite shower room | Bedroom three, again with en-suite shower room | Stylish family bathroom | The stairs to the second floor lead to a generous landing | Bedroom four with 'Velux' window, shower room and useful eaves storage | Bedroom five is situated to the rear and is currently laid out as a snug/tv room E

Externally, the property benefits from a well-presented front garden with dwarf walled boundaries, and a double driveway with access to the double garage. To the rear there is a delightful garden which is laid mainly to lawn with walled boundaries, well stocked borders and paved patio seating areas. Offered to the market with immediate possession, this wonderful period home manages to mix period style and modern detail with ease. With gas 'Combi' central heating, this fantastic home demands an early inspection!

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band: G

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