



## 5 bed terraced house to buy in

Mowbray Road, Westoe, South Shields,  
Tyne and Wear, NE33 3DD

# £299,950

 x5  x1  x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Five Bedroom
- ✓ Close Proximity To Sea Front
- ✓ Chain Free
- ✓ Terraced
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Arrange a viewing

Keith Wallace  
Senior Valuer  
South Shields

0191 4540488  
south.shields@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Nestled in the heart of the sought-after Westoe district in South Shields, this exceptional five-bedroom terraced house invites you to discover a home where comfort, space, and community seamlessly blend. With its charming character, generous living areas, and enviable location, this property is a rare find on the residential market—perfectly suited for families and professionals alike who value both convenience and a welcoming neighbourhood atmosphere.

### Warm Welcome and Inviting Interiors

Step inside and you are greeted by a warm and inviting reception area—a true gateway to the many delights that this home has to offer. The sense of space is immediately apparent, setting the tone for a residence that has been thoughtfully designed with both relaxation and entertaining in mind.

### Spacious Bedrooms Bathed in Light

The home features five well-sized bedrooms, each one thoughtfully arranged to maximise comfort and natural light. Large windows invite the sunshine to cascade in, creating bright and uplifting spaces that are perfect retreats at the end of each day. Whether you need dedicated rooms for children, guests, or a peaceful home office, the versatility of these bedrooms allows you to tailor the layout to your precise needs. Ample built-in storage ensures that all belongings have a place, allowing you to enjoy clutter-free living.

### Modern Family Bathroom

The property boasts a contemporary family bathroom, elegantly fitted with modern fixtures and finishes. Here, functionality meets style, offering a sanctuary for relaxation and rejuvenation after a busy day. Quality materials and thoughtful touches make this space both attractive and highly practical for daily living.

### Open-Plan Living and Dining

At the heart of the home lies an open-plan reception and dining room—a generous and flexible space alive with possibilities. Whether you're hosting lively family gatherings, entertaining friends, or simply enjoying a quiet evening, this area adapts effortlessly to every occasion. The layout encourages togetherness while still allowing for individual pursuits, making it the natural hub of your household.

#### Prime Location in Westoe

One of this property's standout features is its enviable location. Westoe, South Shields, is celebrated for its close-knit community spirit and ongoing development, making it an increasingly popular choice for discerning buyers. Residents enjoy proximity to a variety of amenities, including local shops, leafy parks, and reputable schools—everything needed for modern family life is at your fingertips.

- Easy access to transport links, ensuring smooth commutes and connections to the wider area
- A selection of quality schools within walking distance, ideal for families with children
- Local parks and green spaces encouraging outdoor activities
- Shops, cafés, and services nearby for everyday convenience

#### Rare Opportunity

It is uncommon for a property of this calibre and potential to become available in the Westoe area. With its blend of modern living, spacious accommodation, and a truly welcoming neighbourhood, this terraced house stands out as a place to put down roots and make lasting memories.

Whether you're searching for your forever home or a property with strong investment potential, this well-presented residence warrants your immediate attention. The full charm and versatility of this home can only be truly appreciated through a personal visit—early viewing is highly recommended to secure this unique opportunity.

In summary, this five-bedroom terraced house in Westoe, South Shields, is the perfect canvas for your next chapter. Experience space, style, and community living at its finest—book your viewing today and take the first step towards making this exceptional property your new home.

Council Tax Band: C

Tenure: Freehold

Price: £299,950

Property Type: Terraced House

Parking: On Street

Heating: Gas

## External Front



## Entrance Hallway



## Living Room



## Dining Room



## Kitchen



## Utility



## Upper Hallway



## Bathroom



## W/C



## Bedroom One



## Bedroom Two



## Bedroom Three



## Bedroom Four

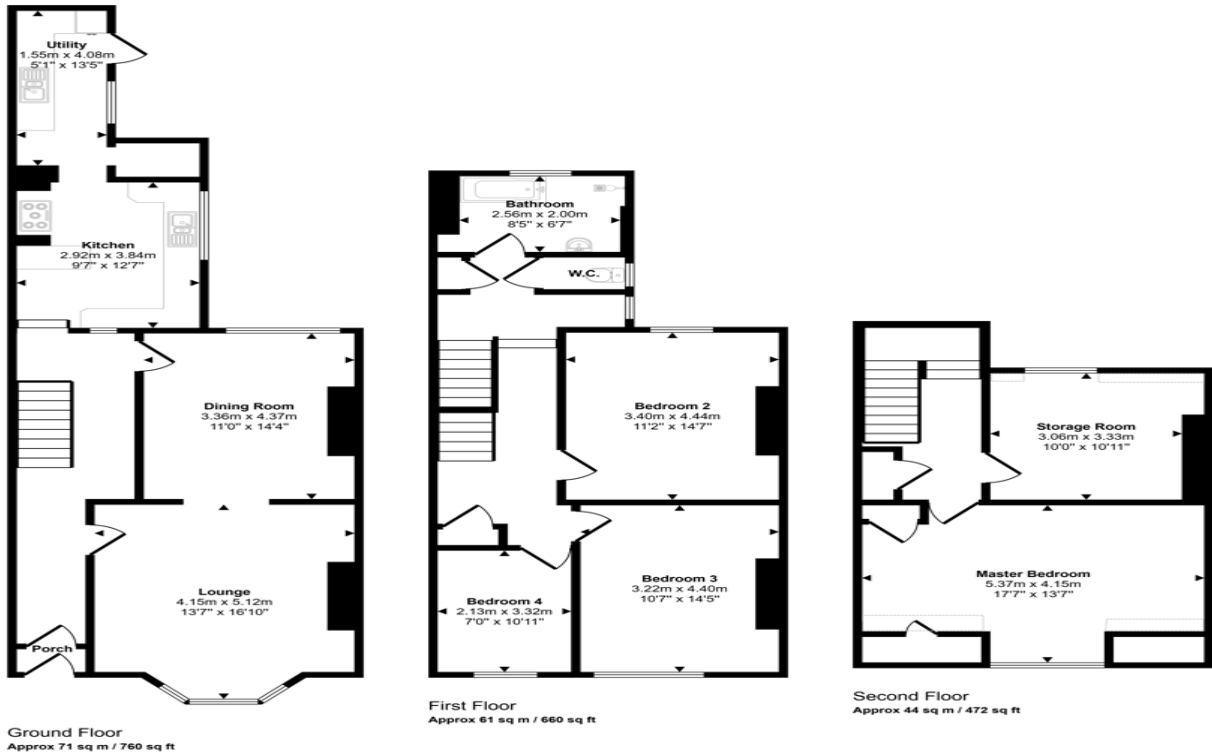


## Bedroom Five



## External Rear

Approx Gross Internal Area  
176 sq m / 1892 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			70
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Mowbray Road, Westoe, South Shields, Tyne and Wear, NE33 3DD

Contact your local branch today for more information on this property:

**7 Charlotte Terrace, South Shields, Tyne and Wear, Tyne & Wear, NE33 4NU, Tel: 0191 4540488,  
south.shields@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

