



South Shore Guest House Ocean Road, South Shields, NE33 2JL £250,000

BE YOUR OWN BOSS... running this charming 7 BEDROOM GUEST HOUSE in South Shields!!! Fantastic opportunity to acquire long established business with year-round trade operating from impressive three storey character premises. The accommodation briefly comprises: Entrance door to Vestibule, welcoming hallway, breakfast/dining room, fully fitted and stocked kitchen, utility area, seven bedrooms all having access to facilities. Externally there is an enclosed covered yard providing storage and space for bikes etc. Additional benefits include: Gas central heating, double glazing and no chain.

Entrance door to

Vestibule

Laminate flooring, door to

Hallway



Radiator with cover, staircase, laminate flooring.

Dining Room 15'7 x 12 (4.75m x 3.66m)



Radiator, Bay window.

Kitchen 14'9 x 6'6 (4.50m x 1.98m)



Range of fitted base and wall units with contrasting work surfaces including all the appliances and stock, door to

Utility / Rear Porch

Door to rear.

Ground Floor Guest Room (7) 13'4 x 11'7 (4.06m x 3.53m)



Including a fitted wardrobe, shower, low level w.c, wash basin, radiator.

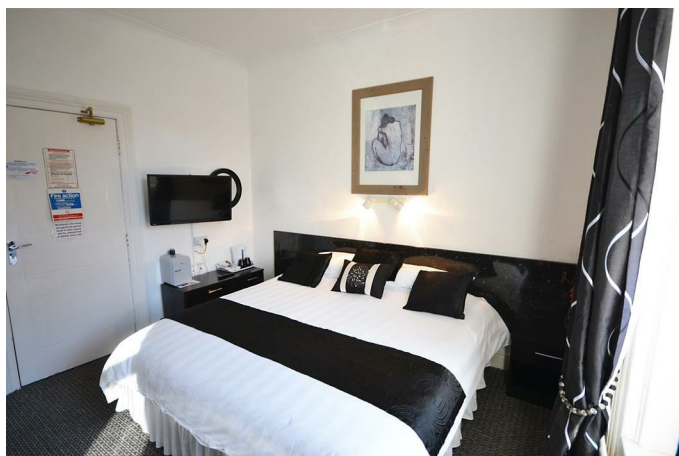
Stairs To First Floor Landing

Single Guest Room(1) 6'8 x 7'4 (2.03m x 2.24m)



Including a fitted wardrobe, mains fed shower, low level w.c, wash basin, radiator.

Double Guest Room (2) 12'1 x 11'3 (3.68m x 3.43m)

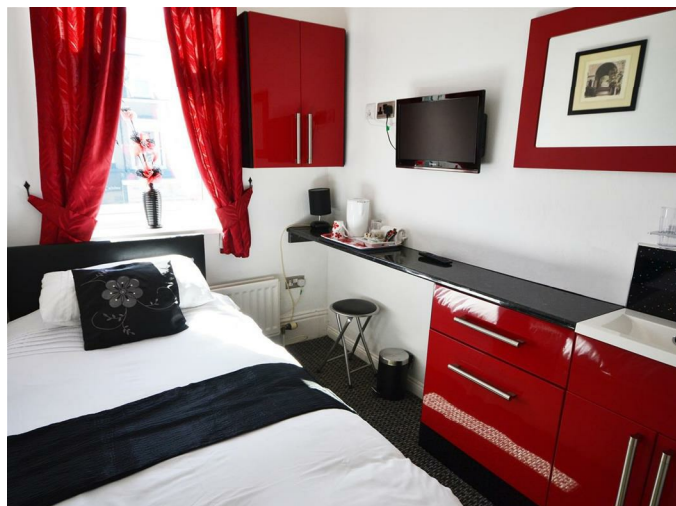


Including a fitted wardrobe, mains fed shower, low level w.c, wash basin, radiator.

Twin Guest Room (3) 16'4 x 9'5 (4.98m x 2.87m)

Including a fitted wardrobe, electric shower, wash basin, radiator.

Single Guest Room (4) 6'3 x 9'7 (1.91m x 2.92m)



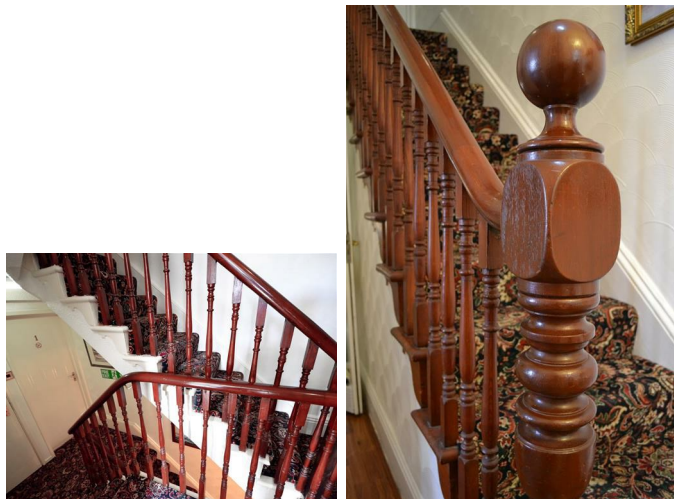
Including a fitted drawers, mains fed shower, wash basin, radiator.

Cloaks w.c



Low level w.c shared between rooms 3 & 4

Stairs To Second Floor Landing

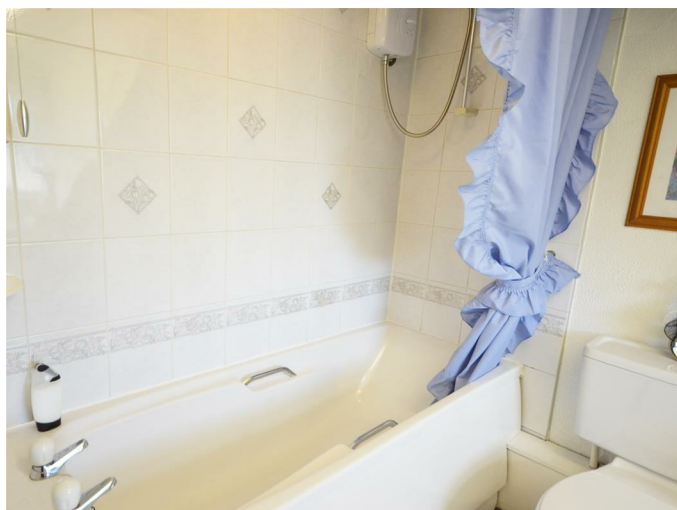


Double Guest Room (5) 11'4 x 10'1 (3.45m x 3.07m)



Including a fitted wardrobe, electric shower, wash basin, radiator, feature beams.

Twin/Double Guest Room (6) 13'2 x 7'4 (4.01m x 2.24m)



Including a fitted wardrobe, radiator and full bathroom with storage.

Cloaks w.c

Used exclusively by room 5

Externally

Enclosed covered rear yard with roller shutter door ideal storage for bikes and bins.

Please Note

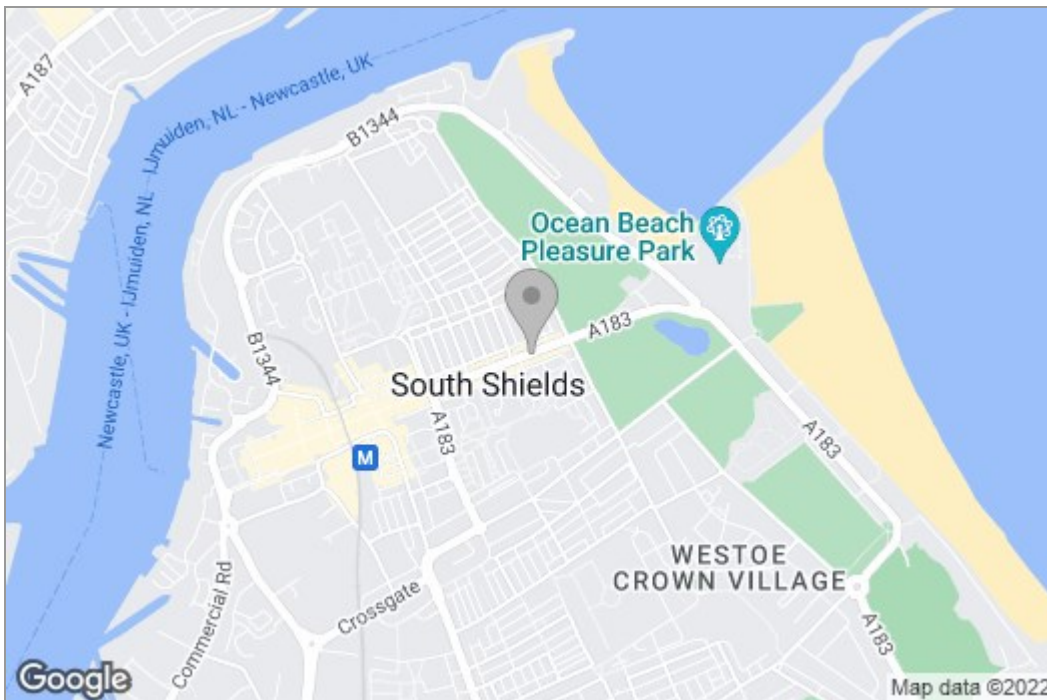
Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it.

MORTGAGE ADVICE It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service.

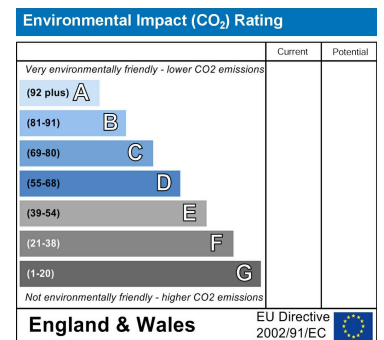
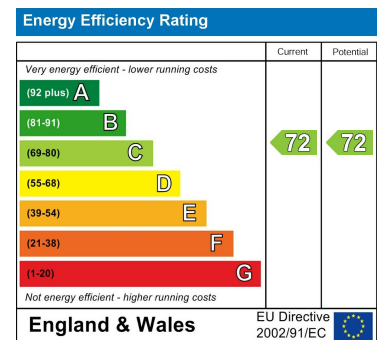
PLEASE NOTE Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the The Consumer Protection from Unfair Trading Regulations 2008 we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. 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 presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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