



Blucher Road

Royal Quays, North Shields

With a fabulous Marina right on your doorstep, local shops, sports centre and bus routes, Blucher Road on the modern Royal Quays development is a most sought after street, with most amenities close by. Well-presented throughout this Freehold end-link house has a spacious lounge with feature fireplace and modern electric fire, contemporary dining kitchen with a modern, range of white fitted units and access out to the rear garden. There are two double bedrooms to the first floor and a stylish bathroom with electric shower. Enclosed, low maintenance rear garden with shed, paved patio and decked area, front driveway. Freehold: EPC: D, Council Tax Band: A

£145,000

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Double Glazed Entrance Door to:

ENTRANCE LOBBY: laminate flooring, radiator, door to:



LOUNGE: (front): 14'8 x 11'8, (4.47m x 3.56m), a spacious and well-presented lounge, staircase to the first floor with under-stair recess, feature fireplace with modern electric stove fire, radiator, double glazed window, door to:



DINING KITCHEN: (rear): 11'7 x 9'9, (3.53m x 2.97m), a stylish, white fitted kitchen, with an ample range of base, wall and drawer units, roll edge worktops, gas point, one and a half bowl sink unit with mixer taps, central heating boiler, radiator, double glazed window and door to the rear garden, plumbed for automatic washing machine



FIRST FLOOR LANDING AREA: double glazed window, loft access, door to:

BEDROOM ONE: (front): 13'0 x 11'8, (3.96m x 3.56m), maximum measurements, storage cupboard, laminate flooring, radiator, double glazed window



BEDROOM TWO: (rear): 11'7 x 6'8, (3.53m x 2.03m), spacious second bedroom with double glazed window and radiator

FAMILY BATHROOM: modern suite comprising of, bath, electric shower, pedestal washbasin, low level w.c., tiled bath and shower area, radiator, double glazed window



EXTERNALLY: private and enclosed rear garden, patio, feature gravelling, shed, decked patio, outside tap, front driveway



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



WB2193/AI/DB/27.11.2023/V.1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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