



Denton Avenue

North Shields

Superb family home on corner plot with large front garden, driveway and wrought iron gates, ample room for extension, subject to necessary planning consents. Such a lovely property, available with no onward chain, close to local schools, bus routes, shops and convenient access to the A1058 City Centre and A19 North and South. Benefiting from an entrance porch, light and airy hallway, lounge with feature bow window, gorgeous fireplace and gas coal effect fire, flowing into the dining room with French doors out to the rear garden. Stylish and modern kitchen with integrated appliances. There are three bedrooms to the first floor, two with fitted wardrobes, contemporary shower room, two large outhouses, excellent for storage, outside w.c., enclosed rear garden with access out to the front driveway which can accommodate multiple vehicles and is block paved, South-West facing rear garden, lawned area, walled with wrought iron gates. Gas radiator central heating system, double glazing. AGENTS NOTE – The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

£160,000

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Double Glazed Entrance Door to:

ENTRANCE PORCH: Useful, spacious entrance porch with double glazed windows, double glazed door with stained leaded light insert to:



ENTRANCE HALLWAY: Light and airy hall with under-stair recess, cloaks cupboard housing meters, radiator, double glazed window to the side, laminate flooring, door to:

LOUNGE: (front): 14'7 x 12'4, (4.45m x 3.76m), superb sized lounge with measurements into alcoves and double glazed bow window with leaded light tops, gorgeous feature fireplace with gas, coal effect fire, radiator, wood effect laminate, flowing through to:



DINING ROOM: (rear): 9'3 x 8'3, (2.82m x 2.52m), double glazed French doors to the rear garden, wood effect laminate flooring, radiator

KITCHEN: (rear): 10'7 x 10'3, (3.22m x 3.12m), a beautiful fitted kitchen with ample range of base, wall and drawer units, high gloss roll edge worktops, one and a half bowl sink unit with mixer taps, plumbing for automatic washing machine, recess housing fridge/freezer, three double glazed windows, integrated electric oven, gas hob, cooker hood, brick effect tiling, tile effect flooring, panelled ceiling



FIRST FLOOR LANDING AREA: double glazed window, loft access with pull down ladders, part boarded loft area

BEDROOM ONE: (front): 12'1 x 9'0, (3.68m x 2.74m), excluding depth of stylish and contemporary fitted wardrobes with mirrored fronts, ample hanging and storage space, double glazed window, radiator

BEDROOM TWO: (rear): 11'0 x 9'5, (3.35m x 2.90m), excluding depth of fitted wardrobes, radiator, double glazed window

BEDROOM THREE: (front): 9'0 x 7'9, (2.74m x 2.36m), radiator, double glazed window, recessed stairwell

SHOWER ROOM: Stylish shower room, with walk in shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, chrome radiator, panelled ceiling and spotlights, airing cupboard housing combination boiler, tiled floor, fully tiled walls, double glazed window

EXTERNALLY: Large front garden area with block paved driveway that can accommodate multiple vehicles, lawned area, walled garden with wrought iron, double gates for secured parking and additional gate for access, double glazed door through to utility/outhouses area. Door to, outside w.c, three additional brick built storage areas with electric, rear South-West garden with patio, fencing and outside tap

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: C

WB1916/AI/AI/5/12/23/V.1





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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