



Dukesfield Shiremoor

A beautiful and elegant family three story semi-detached home. Offering so much space, light and versatility, the care and love that has been put into this property makes it such an excellent place to live! Close to the Metro, shops, schools and with superb transport links via the A1058 City Centre, A19 North and South and in close proximity to both the Cobalt Business Park and Silverlink. This Freehold property has a spacious lounge, opening through to the stylish and modern family dining kitchen, the kitchen is fitted with a range of white units and Quartz worktops, there are also integrated appliances and French doors leading out from the dining room to the garden. The downstairs cloaks/wc. has been re-designed as a useful utility area housing the washing machine and provides in addition, excellent storage. To the first floor there are two double bedrooms and an additional fourth bedroom/study, there is also a gorgeous, contemporary family bathroom. The principle bedroom is located on the second floor and boasts fitted wardrobes and a fabulous en-suite shower room. Externally there is a private, enclosed rear garden with lawn and patio, it also has a gate that provides access straight out to the spacious, double length rear driveway and garage which also has electricity. Tenure: Freehold. EPC: C, Council Tax Band: C

£260,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk



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Double Glazed Entrance Door to:

ENTRANCE HALL: staircase to the first floor, engineered wood flooring, radiator, door to:

LOUNGE: (front): 15'0 x 12'8, (4.57m x 3.86m), light and airy lounge with double glazed window, radiator, under-stair cupboard, engineered wood flooring, door to:



DINING KITCHEN: (rear): The dining area has measurements of, 8'3 x 8'1, (2.52m x 2.46m) and excludes a recess, double glazed French doors opening out to the rear garden, radiator, opening into the kitchen area which has measurements of, 9'0 x 6'8, (2.74m x 2.03m), fitted with a gorgeous, contemporary range of base, wall and drawer units, Quartz worktops, one and a half bowl sink unit with hot and cold mixer taps, integrated electric oven, gas hob, stainless steel cooker hood, plumbing for dishwasher, freestanding fridge/freezer, (negotiable), spotlights to ceiling, double glazed window, engineered wood flooring to both the dining room and kitchen area, door from the dining area to:



UTILITY AREA: 4'6 x 3'3, (1.37m x 1.00m), original the downstairs cloaks/wc., this room has been redesigned as a useful utility area, with plumbing for automatic washing machine, roll edge worktops, radiator, double glazed window, engineered wood flooring



FIRST FLOOR LANDING: two double glazed windows, staircase to the first floor, radiator, door to:

BEDROOM TWO: (front): 9'4 x 9'1, (2.84m x 2.77m), radiator, double glazed window

BEDROOM THREE: (rear): 9'4 x 9'2, (2.84m x 2.79m), radiator, double glazed window

BEDROOM FOUR/STUDY: (rear): 7'9 x 6'2, (2.36m x 1.88m), radiator, double glazed window

FAMILY BATHROOM: Gorgeous, contemporary bathroom, comprising of, bath with hot and cold mixer taps and shower off, pedestal washbasin with hot and cold mixer taps, low level w.c. with push button cistern, tiled bath and shower area, fitted mirror, spotlights to ceiling, radiator, modern flooring

EXTERNALLY: Lovely, enclosed rear garden, well maintained by the current owner, with paved patio, lawn, borders, outside tap, gated access to double length driveway and garage, with electricity supply, front garden area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

Mobile Signal: Yes

Parking: Driveway and Garage

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: C

EPC RATING: TBC

WB2237/AI/AI/17.12.2023/V.3





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