



Earlsmeadow Shiremoor

Such a beautiful, double fronted, detached family home. A fabulous size and presented over three floors, with extensive and versatile layout and some gorgeous improvements including fitted window shutters. Close to the Metro, popular local schools, shops and bus routes and within proximity to transport routes to the A1058 City Centre, A19 North and South, Cobalt Business Park and Silverlink. Impressive hallway, fabulous sized lounge overlooking and opening out to the rear garden with fireplace, cast iron arch fire, separate formal dining room which could also be utilised according to your requirements, stunning dining kitchen with gorgeous kitchen and integrated appliances, separate utility room, downstairs cloaks/wc., generous landing area opening to four double bedrooms, one with fitted wardrobes and stylish en-suite shower room, elegant and contemporary family bathroom. There are stairs up to the first floor which takes you to a beautiful principle bedroom with be-spoke fitted wardrobes, dormer window and Velux's, there is also a large, second en-suite shower room. Externally the substantially improved and enclosed rear garden has a raised, decked patio, lawned area and gated access to the long, double driveway and garage. Freehold, Council tax band: E, EPC: C Gas, Electric, Water, Sewerage: Mains supplied, Broadband: Satellite, Mobile Signal: Yes

Mining: The property is not known for being on a coalfield and is unknown whether to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

£355,000

ROOK
MATTHEWS
SAYER

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

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



Earlsmeadow Shiremoor

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Impressive and spacious hallway with wood effect flooring, spotlights to ceiling, turned staircase to the first floor, radiator, under-stair cupboard, door to:

LOUNGE: (rear): 16'7 x 12'7, (5.05m x 3.84m), beautiful, rear lounge with double glazed French doors and fitted window shutters, a gorgeous marble feature fireplace, cast iron arch, electric fire, vertical radiator, wood effect flooring

DINING ROOM: (front): 10'9 x 8'7, (3.27m x 2.62m), radiator, double glazed window with fitted shutters, wood effect flooring

DINING KITCHEN: (front): 15'9 x 9'0, (4.80m x 2.74m), a stunning, family dining kitchen with a stunning range of high gloss base, wall and drawer units, contrasting worktops, integrated double oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, integrated dishwasher, fitted window seat/dining area, two double glazed windows with fitted shutters, tiled splashbacks, spotlights to ceiling, radiator, door to:

UTILITY AREA: 5'5 x 5'2, (1.65m x 1.57m), fitted worktop, wall unit, combination boiler, double glazed door out to rear garden, plumbed for automatic washing machine, door to:

DOWNSTAIRS CLOAKS/WC.: pedestal washbasin, low level w.c., double glazed window, radiator, contemporary flooring

FIRST FLOOR LANDING AREA: turned staircase to the second floor, spotlights to ceiling, radiator, double glazed window with fitted shutter

BEDROOM TWO: (rear): 13'7 x 10'0, (4.15m x 3.05m), large double bedroom with measurements excluding depth of attractive fitted wardrobes, providing ample hanging and storage space, radiator, fitted shutters to two double glazed windows, door to:



EN-SUITE SHOWER ROOM: Contemporary en-suite comprising of, shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, radiator, double glazed window, modern flooring, tiled shower area and splashbacks

BEDROOM THREE: (front): 10'9 x 8'7, (3.28m x 2.52m), radiator, double glazed window with shutter

BEDROOM FOUR: (front): 9'4 x 8'5, (2.84m x 2.57m), radiator, double glazed window with fitted shutter

FAMILY BATHROOM: 8'6 x 6'3, (2.59m x 1.91m), Contemporary bathroom comprising of, bath with hot and cold mixer taps and shower spray, pedestal washbasin, low level w.c. with push button cistern, radiator, double glazed window

SECOND FLOOR LANDING: storage cupboard, door to:

BEDROOM ONE: (dual aspect): 24'0 x 12'6, narrowing to 6'3, (7.32m x 3.81m, narrowing to 1.91m), maximum measurements into double glazed dormer window, excluding depth of be-spoke fitted wardrobes, (some restricted headroom), spotlights to ceiling, radiator, three Velux windows, loft access

EN-SUITE SHOWER ROOM: Contemporary and stylish en-suite with shower cubicle, chrome shower, pedestal washbasin, low level w.c., tiled shower area and splashbacks, double glazed dormer window, radiator

EXTERNALLY: Enclosed rear garden, substantially improved, with patio, lawn, steps up to rear decked patio, shed and summerhouse, outside tap, gated access to long, double length driveway and garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Satellite

Mobile Signal / Coverage: Yes

Parking: Driveway/Garage

TENURE

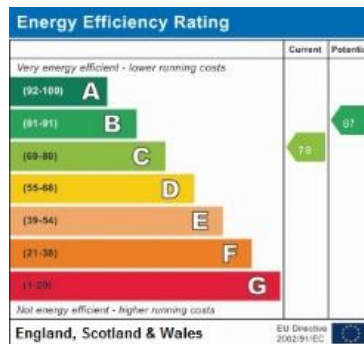
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: C

WB2259.AI.AI.22/01/24.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.

16 Branches across the North-East

