



## Greenlea North Shields

A superb sized family home, well presented throughout! Convenient for bus routes, shops, pleasant walks through Murton Village and with excellent transport links to the A1058 City Centre, Silverlink and Cobalt Business Park. With a pleasant pedestrianised frontage, great for families, this lovely home also has an enclosed front garden. Gorgeous, open plan lounge and dining kitchen, the kitchen having being re-fitted with stylish and contemporary units and integrated appliances, hallway, downstairs cloaks/wc. spacious landing area and three excellent sized, double bedrooms, stylish family bathroom with shower, gas radiator central heating system and double glazing. In our opinion, representing superb value for the family!

Freehold, EPC: D, Council Tax Band: A

# £135,000

ROOK  
MATTHEWS  
SAYER

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

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)



# Greenlea

North Shields

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: wood effect laminate flooring, radiator, under-stair recess, staircase to the first floor, door to:



DOWNSTAIRS CLOAKS/W.C: low level w.c., hand washbasin, tiled floor and splashbacks, double glazed window

LOUNGE/DINING KITCHEN: 26'6 X 18'2, (8.08m x 5.53m), a superb, open plan lounge and dining kitchen, excellent for family living and relaxing, two double glazed windows, double glazed door to the front garden, radiator, wood effect laminate flooring, into the kitchen area. The kitchen is fitted with a gorgeous and contemporary range of base, wall and drawer units, co-ordinating worktops, integrated double oven, gas hob, cooker hood, space for fridge freezer, plumbing for automatic washing machine, spotlights to ceiling, brick effect tiling



FIRST FLOOR LANDING AREA: large picture window, loft access, airing cupboard with shelving

BEDROOM ONE: (front): 17'8 x 7'6, (5.38m x 2.29m), with measurements into large recess with hanging, double glazed window, radiator

BEDROOM TWO: (front): 10'8 x 10'5, (3.25m x 3.18m), radiator, double glazed window

BEDROOM THREE: (front): 11'8 x 6'9, into recess with hanging and shelving, radiator, double glazed window

BATHROOM: (rear): modern suite comprising of, bath, electric shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, modern flooring, tiled splashbacks, double glazed window, radiator

EXTERNALLY: enclosed front garden with path and lawn, borders, walled with gated access

## 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**

WB1984/AI/DB/08.12.2023/V.1





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