



ROOK
MATTHEWS
SAYER

Shamrock Close,
Lemington Rise

Shamrock Close, Lemington Rise, NE15 8TW

- Detached family home
- Four bedrooms
- Two reception rooms
- Conservatory
- Double garage
- Front and rear gardens

£245,000

Rare to the market is this detached family home on Shamrock Close in Lemington Rise.

The property offers no onward chain and comprises to the ground floor: an entrance hallway, cloaks WC, spacious lounge, a dining room, conservatory and fitted kitchen. To the first landing there are four bedrooms and a family shower room. Other benefits include double glazing and gas central heating.

Externally there is a garden and tarmac driveway leading to the double garage at the front. To the rear there is also a lovely garden to the rear.

The property is close to quality schools, shops, and amenities as well as access to good public transport routes, to and from Newcastle City Centre, the Metro Centre and the A1 and A69. This is a beautiful family home so we expect interest is expected to be high, therefore an early viewing comes highly recommended.

AGENTS NOTE: The property currently has a short lease, however the vendor is in the process of purchasing the freehold which will be in place when the sale completes. This may or may not cause a delay to the completion.

Entrance Hall

Double glazed window to the side, central heating radiator and stairs up to the first floor.

Lounge 21' 5" Max plus bow window x 11' 3" Max (6.52m x 3.43m)

Double glazed bow window to the front, two central heating radiators, feature fireplace and door to:-

Conservatory

Double glazed windows and doors leading to the rear garden.

Inner Hall

Door to conservatory and cloakroom/w.c.

Cloakroom/w.c

Fitted with a low level w.c, vanity wash hand basin, tiled walls, and flooring.

Dining Room 11' 6" Max plus bow window x 9' 4" Max plus storage cupboard (3.50m x 2.84m)

Double glazed bow window to the front, central heating radiator and door to double garage.

Kitchen 9' 9" Max x 9' 2" Plus door recess (2.97m x 2.79m)

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with mixer tap and drainer, integrated appliances including electric hob with oven below and extractor hood over, dishwasher, breakfast bar, central heating radiator, double glazed window, tiled flooring, and part tiled walls.

Landing

Bedroom One 12' 4" Including wardrobes x 11' 5" Plus wardrobes and airing cupboard (3.76m x 3.48m)

Double glazed window to the front, two central heating radiator, two fitted wardrobes and airing cupboard.

Bedroom Two 12' 5" Including wardrobes x 9' 4" plus wardrobes (3.78m x 2.84m)

Double glazed window to the front, two fitted wardrobes and a central heating radiator.

Bedroom Three 9' 6" Including wardrobes x 8' 9" Including wardrobes (2.89m x 2.66m)

Double glazed window to the side, two fitted wardrobes, central heating radiator and loft access.

Bedroom Four 9' 5" x 7' 3" (2.87m x 2.21m)

Double glazed window to the side and a central heating radiator.

Shower room/w.c

Fitted with a three piece suite comprising low level w.c, vanity wash hand basin, corner shower cubicle and a double glazed window.

Externally

Front Garden

Lawn garden with paved drive to the side leading to the double garage.

Rear Garden

Enclosed lawn garden with paved patio area.

Double Garage 16' 11" Max x 16' 9" Max (5.15m x 5.10m)

Remote controlled door, fitted wall units, sink and plumbing for an automatic washing machine, double glazed window to the rear and door to garden.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: ADSL Modem

Mobile Signal Coverage Blackspot: No

Parking: Driveway and double garage

MINING

The property is not known to be on a coalfield and not known 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.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from 1 May 1983

Ground Rent: £40 per annum

COUNCIL TAX BAND: D

EPC RATING: C

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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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