



## Stirling Drive North Shields

An outstanding, semi-detached first floor flat with gorgeous, private front garden and detached garage. Entrance hall, beautiful, open plan lounge/dining kitchen with stylish, contemporary units and integrated appliances. Two double bedrooms and a gorgeous bathroom with Whirl-Pool bath and shower. Electric heating and double glazing. Located on the highly sought after Chirton Park estate, close to local shops, schools, North Tyneside General Hospital, bus routes and transport links to the Silverlink, Cobalt Business Park, A1058 City Centre and A19 North and South!

**£105,000**

ROOK  
MATTHEWS  
SAYER

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# Stirling Drive North Shields

Double Glazed Entrance Door to:

**ENTRANCE LOBBY:** staircase up to the first floor

**LOUNGE:** (front): 15'6 x 15'5, (4.72m x 4.70m), a beautifully presented and spacious lounge which opens beautifully into the kitchen area, with large, double glazed picture window allowing maximum light into the room, cloaks cupboard, electric heater, through to:

**KITCHEN:** 8'8 x 6'8, (2.64m x 2.03m), stylish and contemporary kitchen incorporating a range of base, wall and drawer units, complimentary worktops, integrated electric oven, hob and cooker hood, integrated dishwasher, fridge and freezer, double glazed window, single drainer sink unit with mixer taps, wine cooler, spotlights to ceiling, plinth lighting, loft access, we understand the loft is partially boarded for storage purposes.

**BEDROOM ONE:** (front): 12'6 x 9'8, (3.81m x 2.95m), double glazed window

**BEDROOM TWO:** (rear): 9'8 x 9'8, (2.95m x 2.95m), large storage cupboard, double glazed window

**BATHROOM:** gorgeous family bathroom, comprising of, Whirl-Pool bath with mixer taps, electric shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, modern tiling, double glazed window, tiled floor

**EXTERNALLY:** enclosed and walled private front garden, shared access to front door, detached garage with up and over door



## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: NO

## 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: 100 years from 13<sup>th</sup> May 2013

Ground Rent: £54.97 per month

**COUNCIL TAX BAND: A**

**EPC RATING: E**

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	72
(55-68) D	
(39-54) E	48
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



**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**

