



## Locksley Close

### North Shields

A gorgeous, semi-detached family home, located on this popular modern development. Close to local doctors, shops, schools, bus routes and with excellent transport links to the A1058 City Centre, A19 North and South, Silverlink and Cobalt Business Park. This lovely home is well maintained and presented throughout with no onward chain. Enjoying a delightful, enclosed, low maintenance rear garden with paved patio and chippings, front driveway and lawn. Entrance lobby, light and airy front lounge with feature fireplace, bow window, open staircase, door through to the modern dining kitchen with integrated appliances and door out to the garden. Spacious landing, two double bedrooms, the principle bedroom with freestanding wardrobes, providing ample hanging and storage space, contemporary and stylish re-fitted shower room with chrome shower and additional forest waterfall spray. We just love how homely and affordable this semi-detached property is!

# £155,000

ROOK  
MATTHEWS  
SAYER

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Double Glazed Entrance Door to:

ENTRANCE LOBBY: radiator, laminate flooring, door to:

LOUNGE: (front): 20'2 x 11'7, (6.12m x 3.53m), plus depth of double-glazed feature bow window, including under-stair recess, staircase to the first floor, feature fireplace electric stove fire, radiator, wood effect flooring, door to:



DINING KITCHEN: (rear): 11'6 x 8'6, (3.51m x 2.59m), a modern, light and airy family dining kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, plumbed for automatic washing machine, integrated fridge and freezer, tiled splashbacks, double glazed window, double glazed door out to the garden, radiator, laminate flooring, central heating boiler

FIRST FLOOR LANDING AREA: door to:

SHOWER ROOM: 8'4 x 4'4, (2.54m x 1.34m), a stunning, re-fitted shower room, showcasing, walk in shower cubicle with chrome shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, storage cupboard, chrome ladder radiator, double glazed window, fully panelled walls, modern flooring



BEDROOM ONE: (front): 11'8 x 9'8, (3.56m x 2.95m), including depth of freestanding wardrobes, radiator, double glazed window

BEDROOM TWO: (rear): 11'7 x 8'7, (3.53m x 2.62m), radiator, double glazed window, storage cupboard

EXTERNALLY: private and enclosed rear garden with patio area, feature chippings, fencing, outside tap. To the front is a driveway, lawn and feature rockery/bedding plants





**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains/Gas  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**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: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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**

