



Etal Close | Shiremoor | NE27 0NU

**£150,000**

Pleasantly tucked away and located within a cul-de-sac, this spacious family home is also available with no onward chain. Close to local schools, shops, Metro and excellent transport links, including the A19 North and South, A1058 City Centre, Cobalt Business Park and the Silverlink! Spacious entrance hallway, downstairs cloaks/w.c., lounge with double doors into the separate dining room overlooking the garden area, family kitchen with access out to the garden area, landing, three generous bedrooms, family bathroom with shower. The enclosed rear garden is low maintenance with storage. Gas radiator central heating system, double glazing, current EICR electrical certificate and Gas CP12

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**Spacious Link Family Home**

**Close to Metro and Transport Links**

**Walking Distance to Local Schools**

**Entrance Hall Downstairs w.c**

**Two Reception Rooms**

**Family Kitchen**

**Three Bedrooms**

**Private Rear Garden, No Chain!**

For any more information regarding the property please contact us today

Entrance Door to:

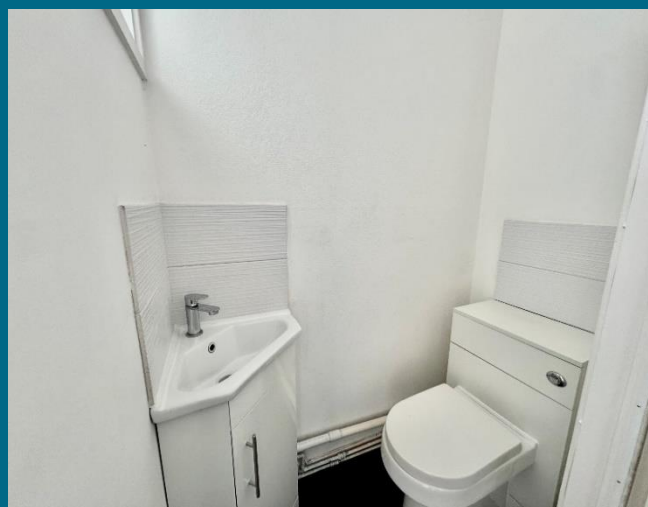
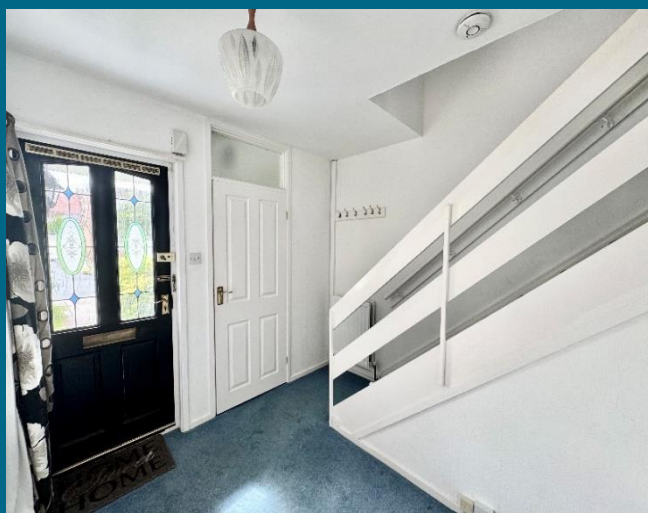
ENTRANCE HALLWAY: radiator, staircase to the first floor, door to:

DOWNSTAIRS CLOAKS/W.C.: contemporary vanity sink unit with mixer taps, low level w.c. with push button cistern, double glazed window

LOUNGE: (front): 13'6 x 10'9, (4.12m x 3.28m), light and airy front lounge with double doors opening through to the dining room, double glazed window, radiator

DINING ROOM: (rear): 9'9 x 8'2 (2.97m x 2.48m), double glazed window overlooking the garden, radiator, door to:

KITCHEN: (rear): 12'7 x 7'9, (3.84m x 2.36m), family kitchen comprising of, base, wall and drawer units, co-ordinating roll edge worktops, single drainer sink unit with mixer taps, tiled splashbacks, plumbed for automatic washing machine, radiator, large pantry cupboard, double glazed window, door out to the garden area

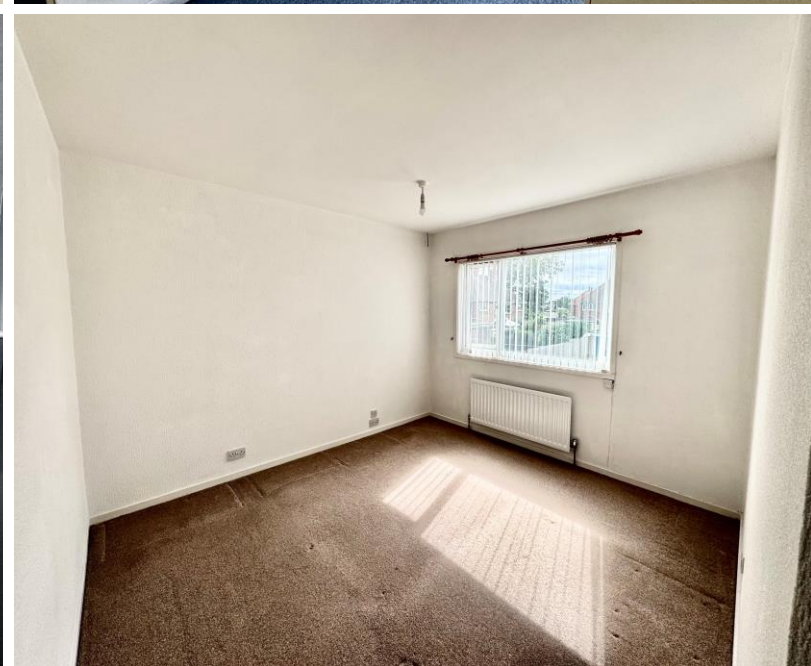
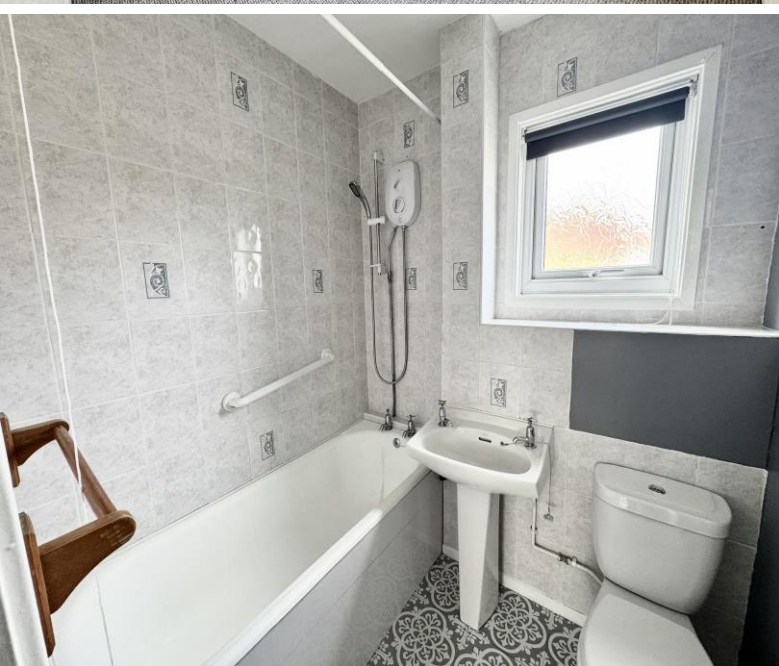


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**FIRST FLOOR LANDING AREA:** airing cupboard housing combination boiler, double cupboard, door to:

**BATHROOM:** comprising of, bath, electric shower, pedestal washbasin, low level w.c. with push button cistern, double glazed window, tiled bath and shower area, radiator

**BEDROOM ONE:** (front): 12'0 x 10'8, (3.66m x 3.25m), radiator, double glazed window

**BEDROOM TWO:** (rear): 11'6 x 9'6, (3.51m x 2.90m), radiator, double glazed window

**BEDROOM THREE:** (front): 9'0 x 8'5, (2.74m x 2.57m), radiator, double glazed window

**EXTERNALLY:** enclosed rear garden, low maintenance with fencing and gate out to rear path, outside storage with measurements of 9'2 x 2'8

## **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: On street

## **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: D**

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## AWAITING FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	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

**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.

