



John Street | Earsdon | NE25 9LH

£260,000

Enjoying a fabulous location within the highly sought after Earsdon Village, with beautiful walks on your doorstep, local restaurants and two Metro stations approximately a 10 - 15 minute walk either way. Presented to a high standard throughout and boasting a pedestrianised street, perfect for families, John Street is also available with no onward chain. Entrance hallway, front lounge with attractive feature fireplace, cast iron arch, living flame fire, separate dining room with stunning multi-fuel stove fire. The dining room flows wonderfully though to the gorgeous, high gloss re-fitted kitchen with integrated appliances, luxurious, re-fitted ground floor bathroom with forest waterfall spray. There are three bedrooms to the first floor, the principle bedroom with en-suite shower room. Private and enclosed rear town garden with shed

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Beautiful Location in Earsdon Village

No Onward Chain

Fabulous Ground Floor Bathroom, En-Suite

Spacious Hallway

Separate Rear Lounge with Stove Fire

Stunning High Gloss Kitchen

Gorgeous Lounge with Fireplace

Three Bedrooms, Town

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: radiator, laminate flooring, spindle staircase up to the first floor, door to:

LOUNGE: (front): 14'4 x 11'9, (4.37m x 3.58m), into alcoves, gorgeous front lounge with attractive feature fireplace, cast iron arch, gas living flame fire, radiator, double glazed window

REAR LOUNGE: (rear): 16'1 x 10'10, (4.90m x 3.30m), stunning rear lounge with measurements into alcoves, fabulous multi-fuel stove fire with exposed brick recess, fitted storage and shelving into alcoves, radiator, double glazed window, door to:

KITCHEN: (rear): 9'8 x 7'2, (2.95m x 2.18m), stylish and contemporary re-fitted kitchen, incorporating a range of high gloss, base, wall and drawer units, contrasting worktops, integrated electric oven, gas hob, single drainer sink unit with mixer taps, brick effect tiling, Victorian style tiled floor, plumbing for automatic washing machine, combination boiler, double glazed window, double glazed door out to the rear town garden

FAMILY BATHROOM: 7'1 x 6'4, (2.16m x 1.93m), beautifully re-fitted bathroom, showcasing, "L" shaped bath with mixer taps, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, two double glazed windows, chrome ladder radiator

FIRST FLOOR LANDING AREA: loft access with pull down ladders, we understand that the loft is half boarded, door to:

BEDROOM ONE: (front): 13'5 x 12'6, (4.09m x 3.81m), radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: contemporary en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin, Sani flow toilet, fully tiled walls and floor, extractor fan

BEDROOM TWO: (rear): 12'0 x 9'8, (3.66m x 2.95m), radiator, double glazed window

BEDROOM THREE: (rear): 8'6 x 8'5, (2.59m x 2.57m), radiator, double glazed window

EXTERNALLY: pedestrianised frontage, private enclosed rear town garden with shed and gated access out to the lane.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

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.

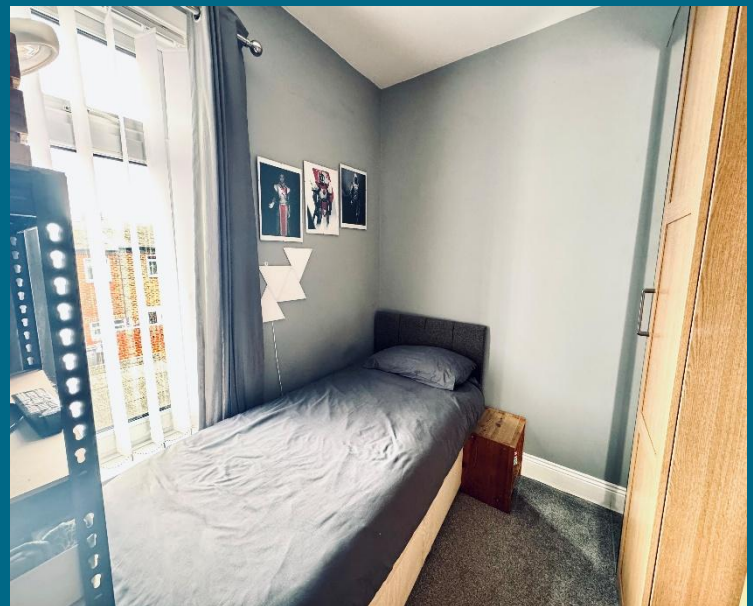
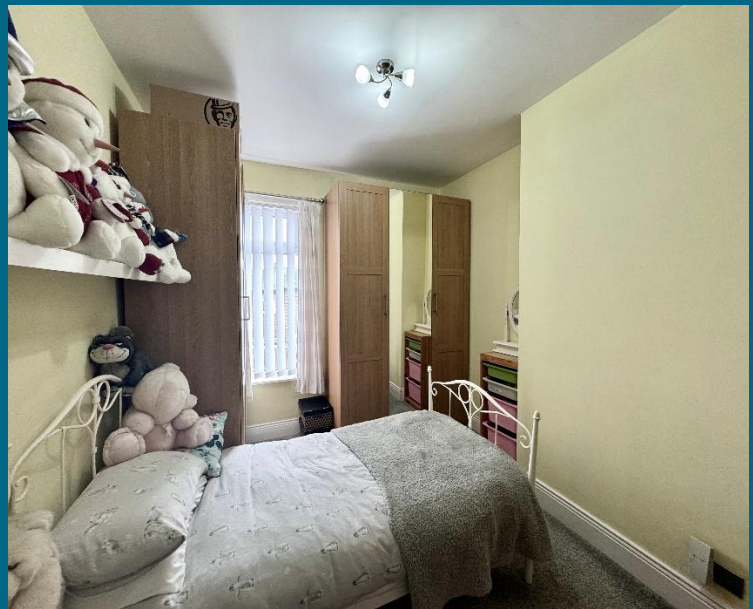
TENURE

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: B

EPC RATING: D

WB3129.AI.DB.21.05.2025.V.2

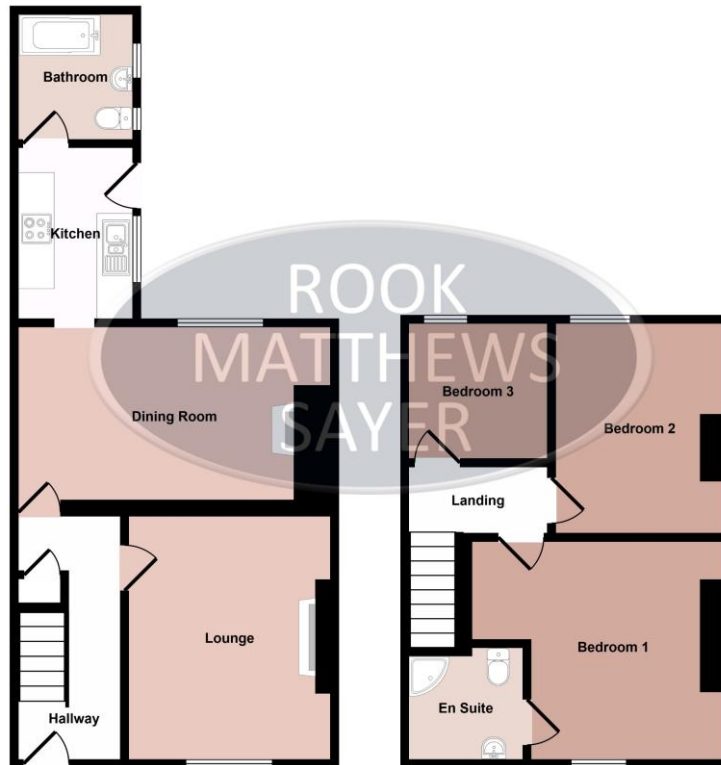


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**ROOK
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Approx Gross Internal Area
88 sq m / 951 sq ft



Ground Floor 6 John Street v.1
Approx 49 sq m / 524 sq ft

First Floor
Approx 40 sq m / 427 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
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.



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