



Roxby Gardens| North Shields | NE29 7BW

£175,000

Delightful, semi-detached bungalow located on this popular tree lined street. Close to bus routes, local shops and amenities and available with the benefit of no onward chain! Substantially improved throughout, impressive hallway, lounge with feature bay window, gorgeous, re-fitted dining kitchen with integrated appliances, two bedrooms, the principal with feature bay window. Contemporary and stylish bathroom with shower. Enclosed, private rear garden, front paved garden area, shared access driveway to rear detached garage. Gas radiator central heating system, double glazing. Well, presented throughout with fabulous natural light!

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Gorgeous. Improved Semi

Popular Street Close to

Garden and Garage

Impressive Hallway

Lounge with Feature Bay

Fabulous Dining Kitchen with Appliances

Two Bedrooms

Stylish Bathroom with Shower

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: radiator, cornice to ceiling, door to:

LOUNGE/BEDROOM ONE: (front): 13'1 x 10'3, (3.99m x 3.12m), into alcoves and feature double glazed bay window, radiator, cornice to ceiling

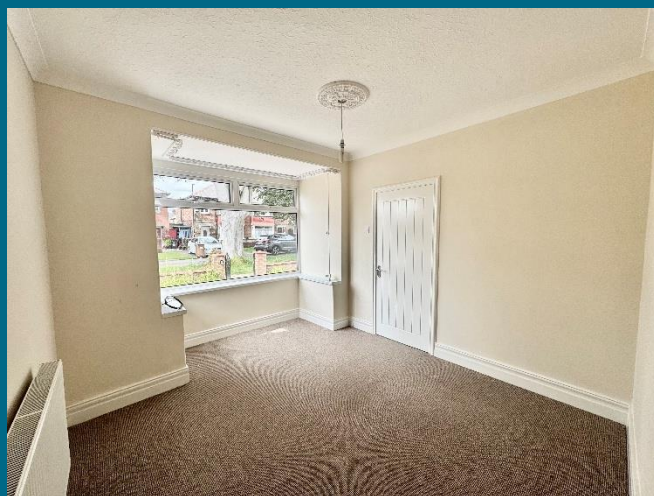
DINING KITCHEN: (rear): 16'1 x 12'2, (4.90m x 3.71m), a gorgeous, stylish, light and airy, re-fitted family dining kitchen. Incorporating a range of high gloss base, wall and drawer units, contrasting worktops, breakfasting bar, integrated electric oven, gas hob, cooker hood, two double glazed windows, one and a half bowl sink unit with mixer taps, modern flooring, radiator, plumbed for automatic washing machine, double glazed door out to the rear garden

BEDROOM ONE/LOUNGE: (rear): 12'2 x 9'6, (3.71m x 2.90m), into feature double glazed bay window, radiator, cornice to ceiling

BEDROOM TWO: (front): 11'5 x 5'6, (3.48m x 1.68m), double glazed window, radiator

BATHROOM: 11'5 x 5'0, (3.48m x 1.52m), stylish and contemporary re-fitted bathroom, showcasing, bath, electric shower, floating vanity sink unit with mixer taps, low level w.c., radiator, panelling to walls, skylight, spotlights to ceiling

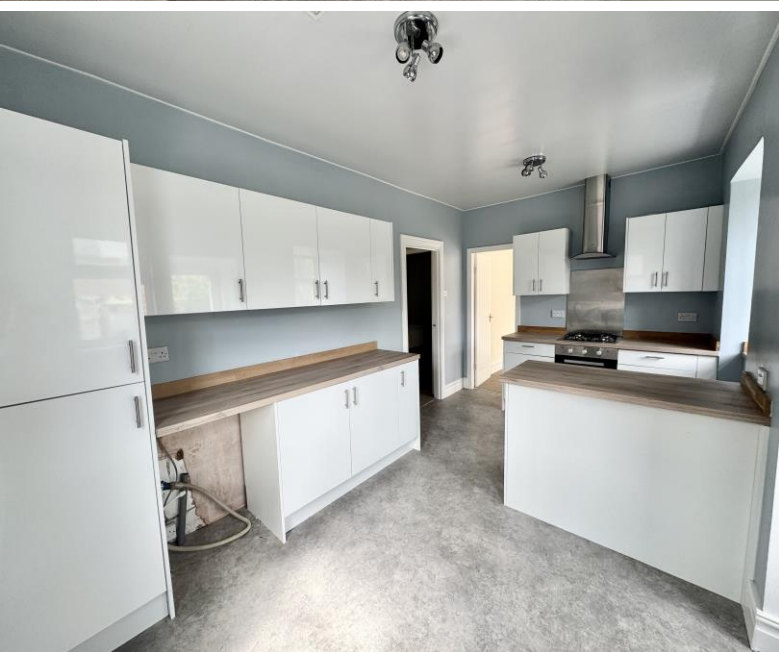
EXTERNALLY: enclosed rear garden with lawn and patio, side gate providing access to the shared access driveway and private detached garage. Low maintenance front garden, walled with wrought iron gates



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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Detached Garage

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

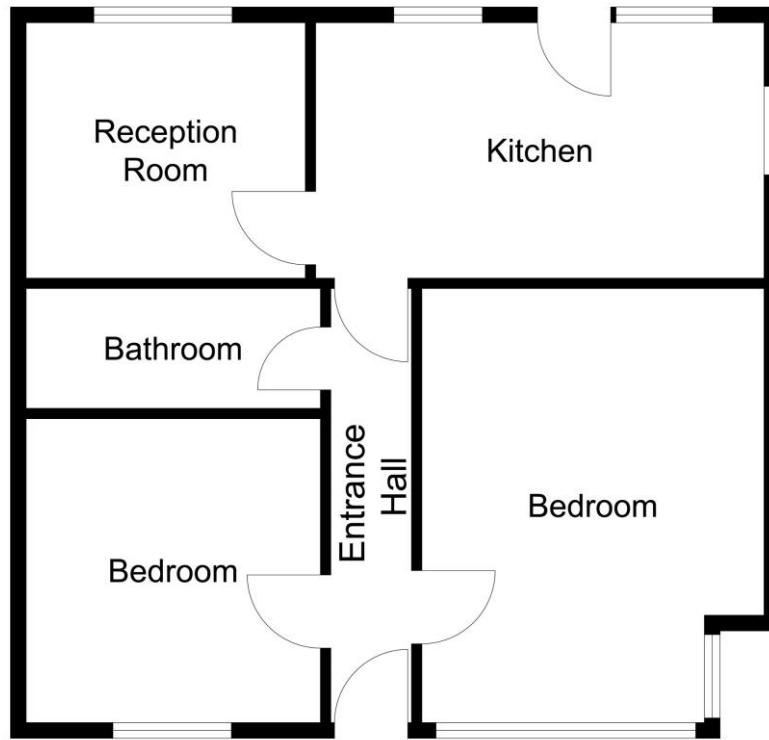
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Ground Floor

10 Roxby Gardens

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2

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



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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