



Horton Avenue | Shiremoor | NE27 0PX

£145,000

Just a short walk from local schools, shops, bus routes and the Metro, this lovely family semi-detached property also has excellent transport links. You are welcomed into an impressive and spacious hallway, lounge through dining room, the lounge with gorgeous wood burning stove, French doors out to the garden area. The living areas open into the stylish family kitchen with integrated appliances. First floor landing, two double bedrooms, both with attractive fitted wardrobes, modern bathroom with shower. Large front garden, access from the front, (secured), through to the rear garden with delightful sunny aspect.

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Family Semi-Detached Home

Impressive Hallway

Dining Room with Doors to

Two Double Bedrooms

Gorgeous South-Westerly

Lounge with Wood Burning

Stylish Family Kitchen

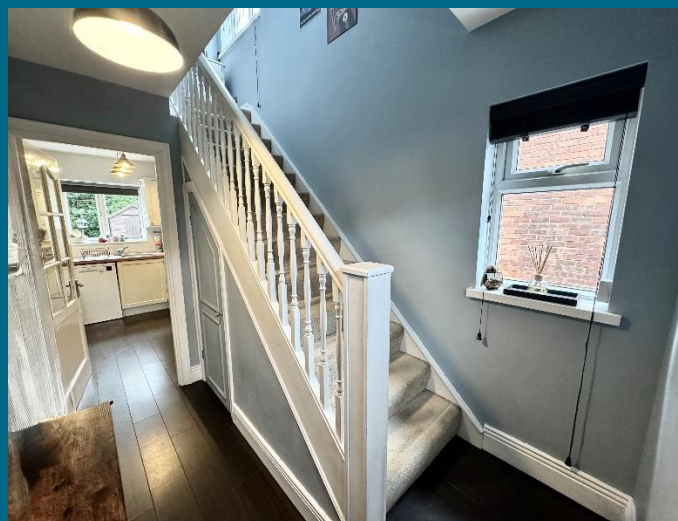
Contemporary Bathroom with Shower

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: laminate flooring, under-stair storage cupboard, radiator and radiator cover, double glazed window, door to:

LOUNGE/DINING ROOM: (dual aspect): 20'3 x 8'6, (6.15m x 2.59m), superb size family living and dining area with measurements into alcoves, attractive feature fireplace with exposed brick recess, log burner, two radiators, double glazed French doors to garden, laminate flooring, double doors through to:

KITCHEN: (rear): 10'0 x 8'5, (3.05m x 2.57m), stylish fitted kitchen incorporating a range of base, wall and drawer units, wood worktops, integrated double oven, gas hob, cooker hood, brick effect tiling, double glazed window, plumbed for automatic washing machine, combination boiler, plumbing for dishwasher



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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FIRST FLOOR LANDING AREA: double glazed window, loft access with pull down ladders, door to:

FAMILY BATHROOM: modern bathroom, comprising of, bath, chrome shower, pedestal washbasin, low level w.c., brick effect tiling, chrome radiator, double glazed window

BEDROOM ONE: (front): 14'2 x 8'4, (4.32m x 2.54m), excluding depth of stylish fitted wardrobes, additional storage cupboard, radiator, double glazed window

BEDROOM TWO: (rear): 9'3 x 8'6, (2.82m x 2.59m), excluding depth of wardrobes, radiator, laminate flooring, additional storage cupboard, double glazed window

EXTERNALLY: large enclosed rear garden with sunny aspect, lawned with paving and decked patio, shed, side gate to the front garden with path, lawn, dwarf wall and gate.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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 an

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

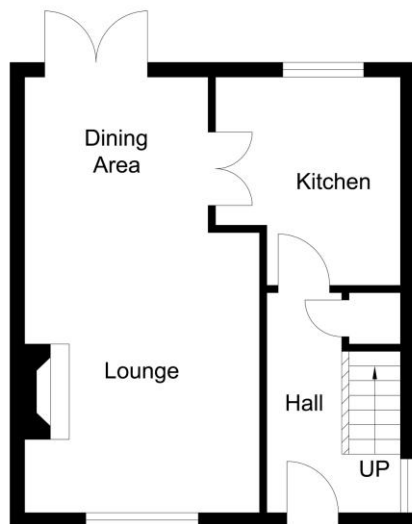
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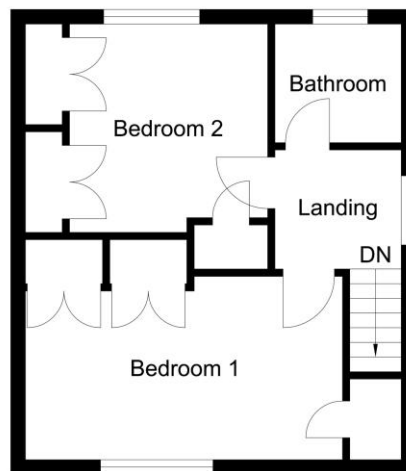
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Ground Floor



First Floor

29 Horton Avenue

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 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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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