



Earlsmeadow | Shiremoor | NE27 0GB

**£230,000**

Sought after, family semi-detached home on this popular modern development. Close to the local Metro, schools, amenities and with excellent transport links to the Silverlink, Cobalt Business Park and major transport links. Available with no onward chain and offering light and airy accommodation throughout! Spacious entrance hallway with feature turned staircase up to the first floor, downstairs cloaks/w.c., rear lounge/dining room with doors out to and overlooking the rear garden, stylish and contemporary breakfasting kitchen with integrated appliances. Three bedrooms to the first floor the principal modern en-suite shower room, family bathroom, private and enclosed rear garden with shed, side gate to detached garage and driveway.

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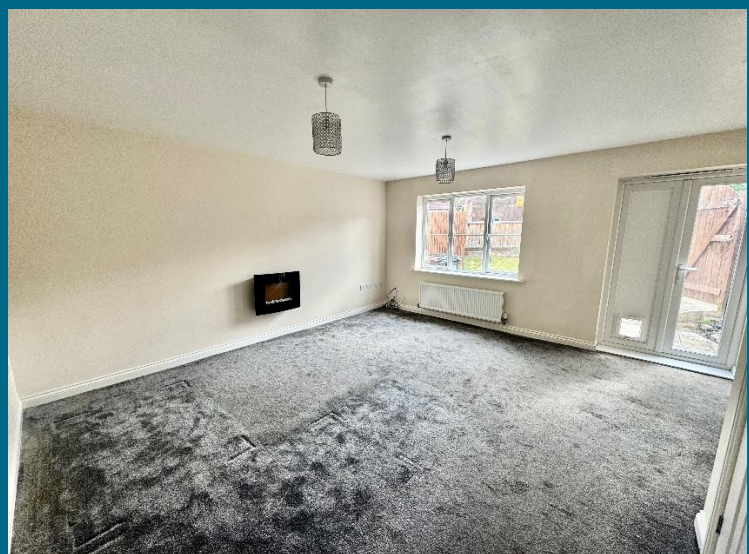
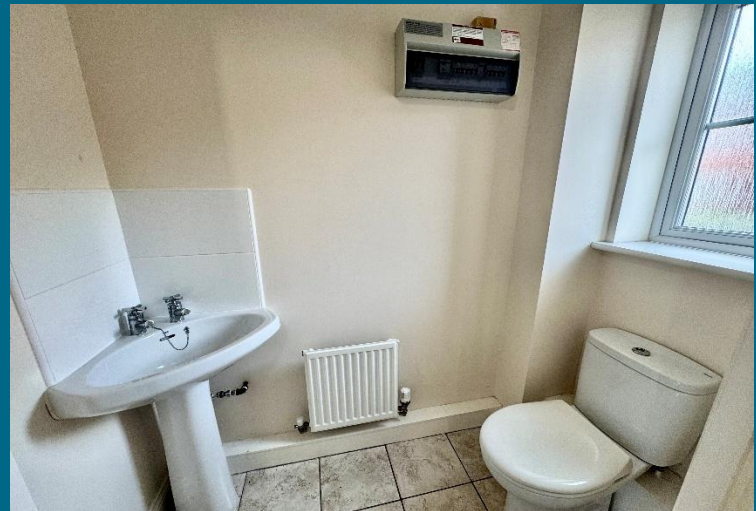
Double Glazed Entrance Door to:

ENTRANCE HALLWAY: impressive, light and airy hall, with feature, turned staircase up to the first floor, tiled floor, radiator, door to:

DOWNSTAIRS CLOAKS/W.C.: pedestal washbasin, low level w.c. with push button cistern, tiled splashbacks, tiled floor, double glazed window, radiator

BREAKFASTING KITCHEN: (front): 9'8 x 9'1, (2.95m x 2.77m), a stylish and contemporary family breakfasting kitchen, incorporating a range of base, wall and drawer units, contrasting worktops, integrated electric oven, gas hob, cooker hood, plumbed for dishwasher and automatic washing machine, one and a half bowl sink unit with mixer taps, tiled floor, double glazed window, radiator

LOUNGE/DINING ROOM: (rear): 15'3 x 16'6, (4.65m x 5.03m), (maximum measurements), delightful, light and airy lounge/dining room with double glazed window and double glazed French door out to the garden, large under-stair cupboard, radiator



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**FIRST FLOOR LANDING AREA:** loft access, airing cupboard, door to:

**BEDROOM ONE:** (rear): 12'0 x 9'8, (3.66m x 2.95m), double glazed window, radiator, door to:

**EN-SUITE SHOWER ROOM:** contemporary en-suite, showcasing, shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, tiled floor, radiator, tiled splashbacks and shower area, radiator

**BEDROOM TWO:** (front): 9'9 x 9'1, (2.97m x 2.77m), radiator, double glazed window

**BEDROOM THREE:** (rear): 8'0 x 6'5, (2.44m x 1.96m), radiator, double glazed window

**FAMILY BATHROOM:** modern bathroom, comprising of, "P" shaped bath with mixer taps, pedestal washbasin, low level w.c. with push button cistern, tiled splashbacks, tiled floor, radiator, double glazed window

**EXTERNALLY:** private and enclosed garden with patio and lawn, shed, gated access out to detached garage and drive, front garden

## **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: 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**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 01.01.2007, 107 years remaining

Ground Rent: £130 per annum payable to Mainstay Group

Building insurance: £54.38 per month

## **COUNCIL TAX BAND: B**

## **EPC RATING: C**

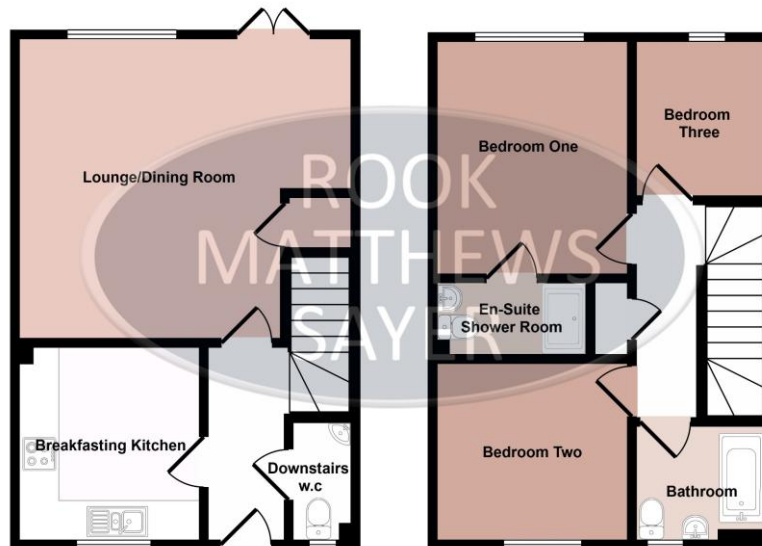
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Ground Floor 4A EARLSMEADOW

First Floor

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	75 C	88 B
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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