



Holme Crescent | North Shields | NE29 7FS

£215,000

Enjoying a delightful position, off the main road, this contemporary and modern 12 month old Miller Home is located on the modern Chirton Green development. Close to local schools, bus routes, shops and with excellent transport links to both the City Centre and the A19 North and South, this estate is perfectly placed for families needing close by amenities and access to travel. The property itself has been loved and personalised by the current owners offering many upgrades and finishing touches not afforded by a brand new build. The Calderton design is presented over three story's and enjoys an entrance hall, front facing lounge, stunning dining kitchen with integrated appliances and French doors out to the garden, downstairs cloaks/w.c. To the first floor there are two bedrooms and a gorgeous, stylish family bathroom, there are stairs up to the second floor which showcases a large principal bedroom with dormer window and en-suite shower room. Private and enclosed rear garden with shed and front driveway for up to two cars.

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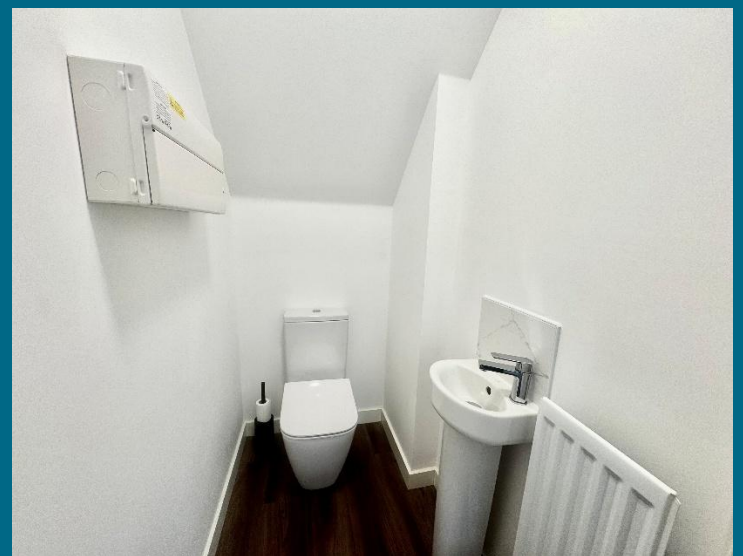
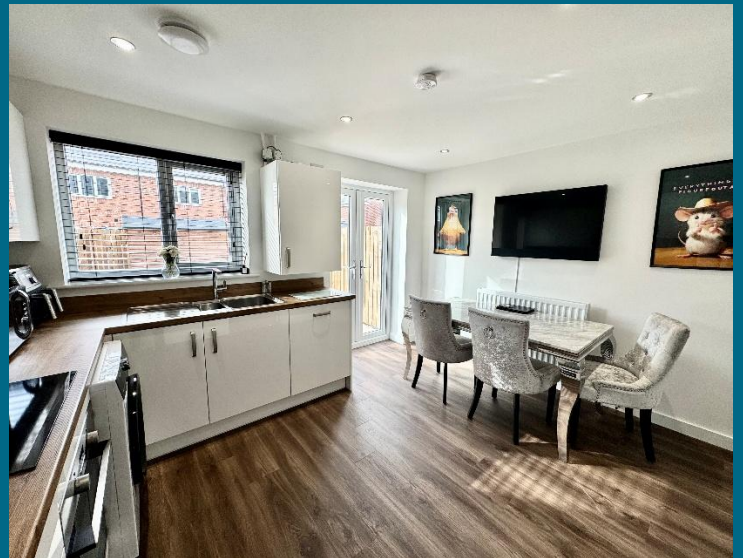
Double Glazed Entrance Door to:

ENTRANCE HALL: staircase up to the first floor, radiator, door to:

LOUNGE: (front): 14'1 x 9'7, (4.29m x 2.92m), double glazed window, two radiators, through to:

DINING KITCHEN: (rear): 12'9 x 10'11, (3.89m x 3.33m), stunning, stylish and contemporary family dining kitchen with double glazed French doors opening out to the garden area, the kitchen is bright with a range of base, wall and drawer units, complimentary worktops, integrated electric oven, hob, cooker hood, one and a half bowl sink unit with mixer taps, integrated dishwasher, plumbed for automatic washing machine, double glazed window, radiator, LVT flooring, door to:

DOWNSTAIRS CLOAKS/W.C.: pedestal washbasin with mixer taps, low level w.c. with push button cistern, laminate flooring



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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FIRST FLOOR LANDING AREA: double glazed window, radiator, staircase up to the second floor, door to:

BEDROOM TWO: (rear): 13'0 x 8'6, (3.96m x 2.59m), radiator, double glazed window

BEDROOM THREE: (front): 8'6 x 6'4, (2.59m x 1.92m), radiator, double glazed window

FAMILY BATHROOM: beautifully presented family bathroom, showcasing, bath with mixer taps, half pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled splashbacks, radiator, mirrored wall, tiled floor

BEDROOM ONE: (front): 19'3 x 9'9, (5.87m x 2.97m), (maximum measurements into double glazed dormer window and recess), radiator, double glazed window, loft access, door to:

EN-SUITE SHOWER ROOM: contemporary and stylish en-suite comprising of, shower cubicle, chrome shower, half pedestal washbasin, low level w.c. with push button cistern, Velux window, tiled floor, radiator, tiled shower area

EXTERNALLY: private rear garden, with shed, gated access to path providing access for bins, front driveway for two Cars

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Multiple Vehicle 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 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: B

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Awaiting FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	88 B	
69-80	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.