



Viscount Close | Shiremoor | NE27 0FP

£310,000

A beautiful, stylish, three, story family home. With ample charm, elegance and natural light, this larger family home showcases a stunning, landscaped rear garden with pizza oven, patio and lawn, there is access to the fabulous sized driveway with parking for multiple vehicles and to the garage. There is a welcoming hallway with central, turned staircase, downstairs cloaks/w.c., lounge which flows through to the separate dining room with French door out to the garden, contemporary and stylish kitchen with integrated appliances. To the first floor there are three excellent sized bedrooms, bedroom two with gorgeous en-suite shower room, modern family bathroom. Mirrored wall and turned staircase up to the second floor, with large dormer window and stunning en-suite shower room. This highly sought after street is close to local schools, amenities, Metro and excellent local transport links

ROOK
MATTHEWS
SAYER



4



2



3



Double Glazed Entrance Door to:

ENTRANCE HALLWAY: a spacious hallway with feature, turned staircase up to the first floor, laminate flooring, under-stair cupboard, radiator and radiator cover, door to:

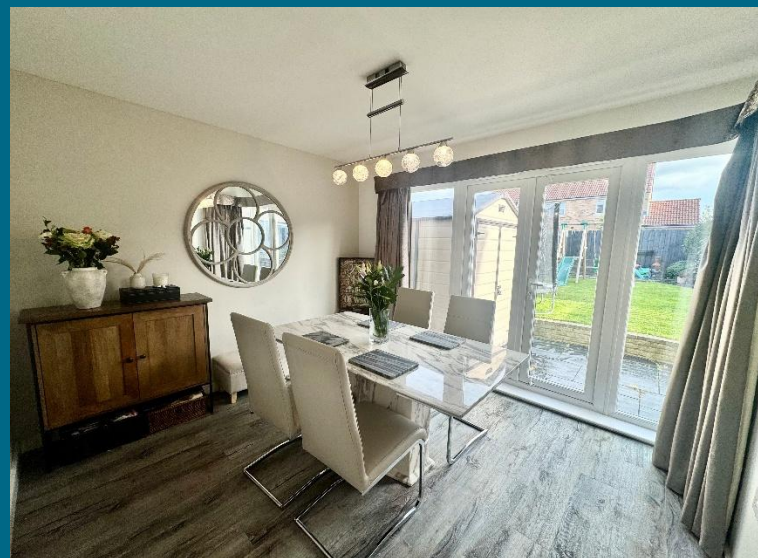
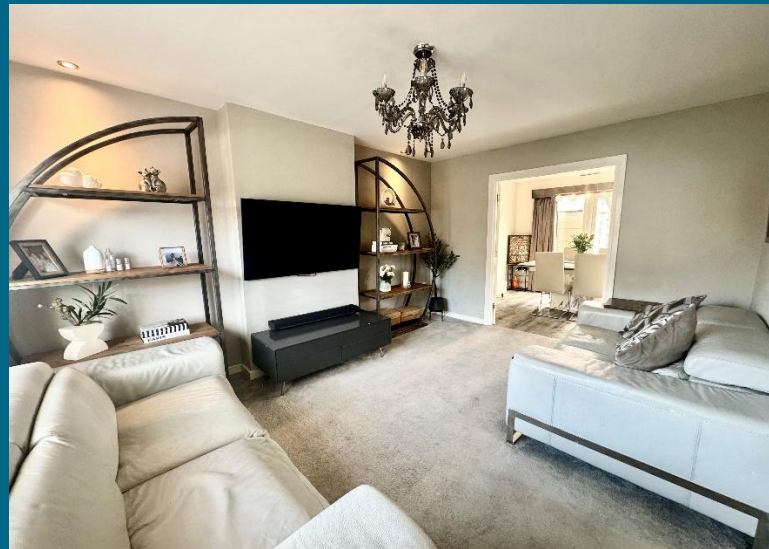
DOWNSTARIS CLOAKS/W.C.: low level w.c. with recessed flush, hand washbasin, laminate flooring, tiled splashbacks, radiator

LOUNGE: (front): 14'5 x 10'5, (4.41m x 3.20m), stylish and flooded with natural light, this lovely front facing room opens through to the dining room area, radiator, double glazed window

DINING ROOM: (rear): 10'7 x 10'5, (3.26m x 3.20m), overlooking and with double glazed French door out to the garden area, laminate flooring, radiator, through to:

KITCHEN: 10'2 x 8'1, (3.10m x 2.46m), a stylish and contemporary family kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, cooker hood, integrated fridge/freezer and dishwasher, laminate flooring, double glazed window, central heating boiler, plinth LED lighting

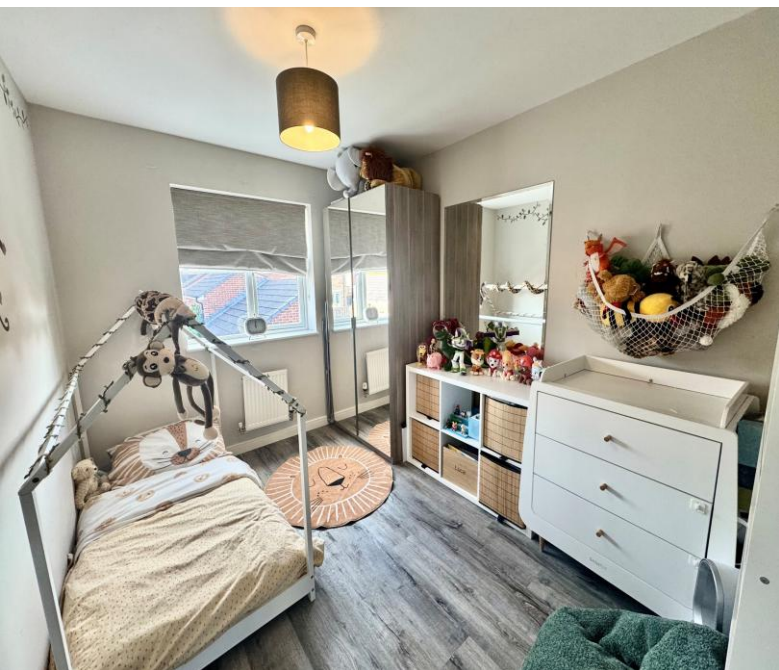
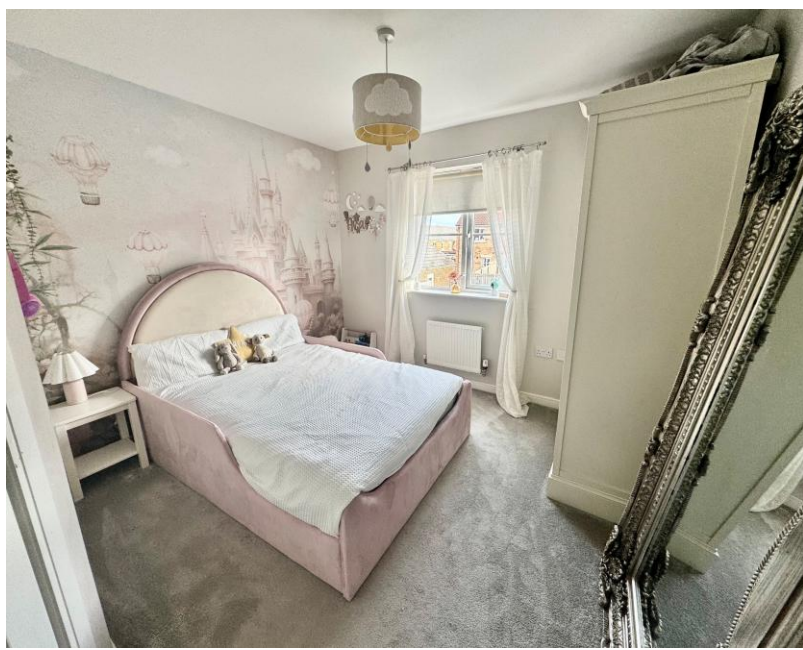
EXTERNALLY: beautiful, substantially updated and landscaped rear garden with paved patios, lawn, borders, shed and pizza oven, gated access to the long front driveway providing potential parking for up to four cars, driveway



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



FIRST FLOOR LANDING AREA: turned staircase with mirrored wall up to the second floor, door to:

BEDROOM TWO: (rear): 11'8 x 10'8, (3.59m x 3.29m), maximum measurements, double glazed window, radiator, door to:

EN-SUITE SHOWER ROOM: Contemporary en-suite, showcasing, shower cubicle with forest waterfall shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, mirrored wall, extractor fan, modern tile effect flooring, radiator

BEDROOM THREE: (rear): 10'3 x 8'5, (3.13m x 2.59m), laminate flooring, double glazed window, radiator

BEDROOM FOUR: (front): 10'6 x 7'2, (3.23m x 2.19m), radiator, double glazed window

BATHROOM: modern bathroom suite, comprising of, bath with mixer taps, pedestal washbasin, low level w.c. with push button cistern, chrome ladder radiator, mirrored wall, spotlights to ceiling, double glazed window

SECOND FLOOR LANDING AREA: storage cupboard, door to:

BEDROOM ONE: (front): 13'1 x 11'1, (3.99m x 3.38m), into double glazed dormer window, gorgeous, sliding mirrored wardrobes, loft access, radiator, door to:

EN-SUITE SHOWER ROOM: 6'8 x 6'3, (2.07m x 1.92m), stylish en-suite shower room, chrome shower, pedestal washbasin, low level w.c. with push button cistern, spotlights to ceiling, Velux window, tiled shower area, radiator, recessed shelving

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage/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

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: £200 per annum

COUNCIL TAX BAND: C

EPC RATING: C

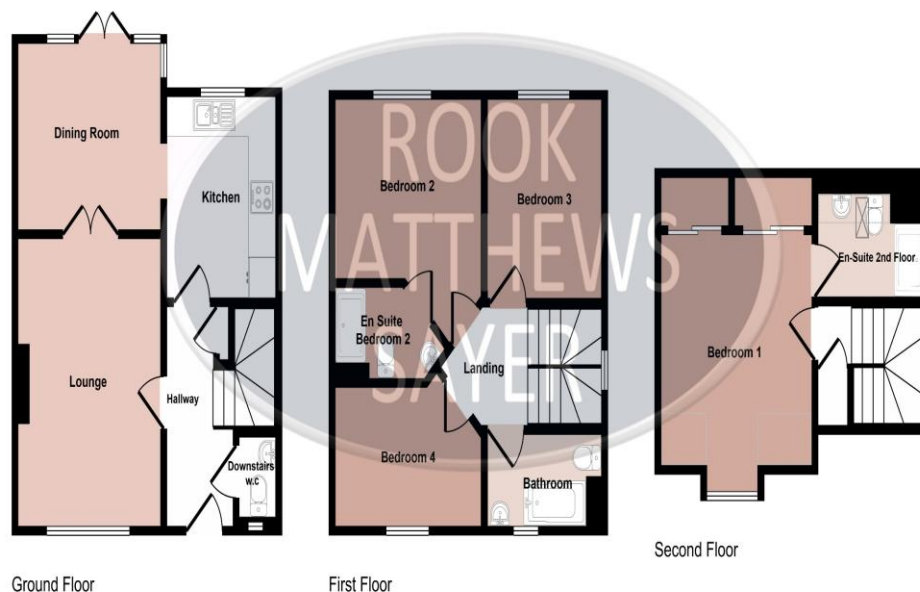
WB3301.AI.DB.03.11.2025.V.1



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



Denotes head height below 1.5m

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		92 A
81-91	B		
69-80	C	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.