



Deleval Crescent | Shiremoor | NE27 0FA

£290,000

A show home standard, detached family home, just oozing style, taste, natural light and gorgeous-ness! With a sought after location on this modern development, close to popular local schools, shops, Metro and excellent transport links. Welcoming entrance lobby, downstairs cloaks/wc. Stunning rear lounge/dining room with French doors out to and overlooking the rear garden area. Front facing family dining kitchen with a stylish range of units, integrated appliances and excellent space for a dining table. Generous landing area, three double bedrooms, two with attractive fitted wardrobes. The principal bedroom features a stylish and contemporary en-suite, thoughtfully designed for comfort and convenience. Lovely family bathroom with Herringbone style flooring. This delightful rear garden enjoys plenty of morning sunshine and is neatly laid mainly to lawn, creating a bright and inviting outdoor space. It also benefits from a paved patio and raised decked seating area, all enclosed by timber fencing and complimented by a useful garden shed, there is gated access to the front driveway and garage. Just gorgeous!

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**Show Home Standard
Detached Family Home**

**Sought After Location,
Excellent Transport Links**

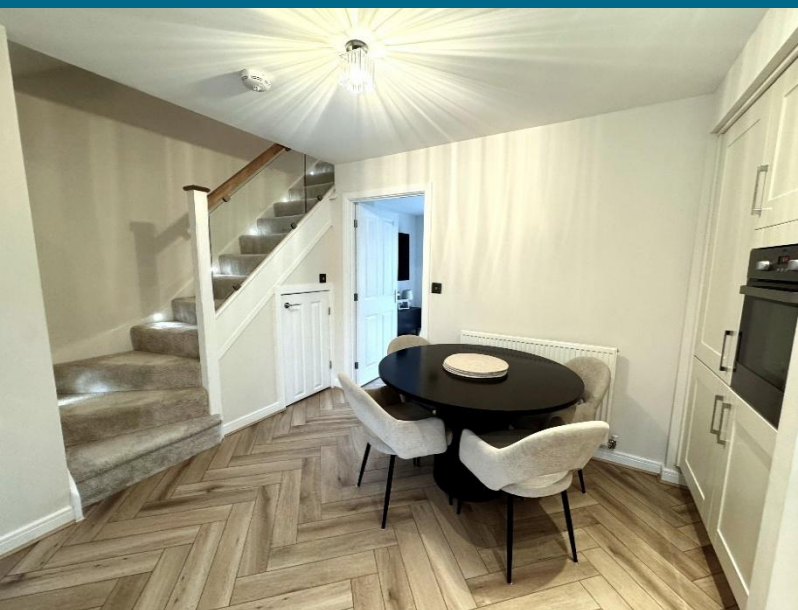
**Entrance Lobby, Downstairs
Cloaks/w.c.**

**Close to Schools, Shops and
Walking Distance to Metro**

**Beautiful Rear Lounge/Dining
Room**

**Stunning Family Dining
Kitchen with Appliances**

For any more information regarding the property please contact us today



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Double Glazed Entrance Door to:

ENTRANCE LOBBY: radiator, Herringbone style flooring, door to:

DOWNSTAIRS CLOAKS/W.C.: convenient cloaks and w.c., comprising of, pedestal washbasin with mixer taps, low level w.c. with recessed flush, radiator, Herringbone style flooring, double glazed window

LOUNGE: (rear): 14'7 x 10'8, (4.48m x 3.29m), a beautifully presented rear lounge, overlooking the rear garden with double glazed French doors opening out, allowing you giving you wonderful sunny mornings from your lounge, door open or closed! The room benefits from Herringbone style flooring and radiator

DINING KITCHEN: (front): 13'9 x 12'0, (4.2m x 3.65), stunning range of stylish base, wall and drawer units, contrasting worktops, integrated electric oven, gas hob, cooker hood, integrated dishwasher, plumbing for automatic washing machine, Herringbone style flooring, double glazed window, spotlights to ceiling, radiator, one and a half bowl sink unit with mixer taps, open to turned, feature glass panel staircase to the first floor, under-stair cupboard

FIRST FLOOR LANDING AREA: spacious landing area with radiator, storage cupboard, door to:

BEDROOM ONE: (front): 16'2 x 9'3, (4.93m x 2.83m), gorgeous, spacious principal bedroom with attractive fitted wardrobes, double glazed window, radiator, door to:

EN-SUITE SHOWER ROOM: stylish en-suite, showcasing, shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, double glazed window, modern flooring

BEDROOM TWO: (rear): 14'7 x 8'2, (4.48m x 2.49m), radiator, double glazed window, attractive fitted storage

BEROOM THREE: (front): 9'4 x 8'2, (2.86m x 2.49m), radiator, double glazed window

FAMILY BATHROOM: Gorgeous family bathroom, comprising of, bath, pedestal washbasin with mixer taps, low level w.c. with push button cistern, Herringbone style flooring, double glazed window, radiator

EXTERNALLY: Enclosed rear garden, a fabulous size for the family or should you enjoy an outdoor lifestyle. Mainly laid to lawn with patio area and raised, decked patio sitting area, shed, side paved area, gated access to the front driveway and garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: "Cable/FTTC/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

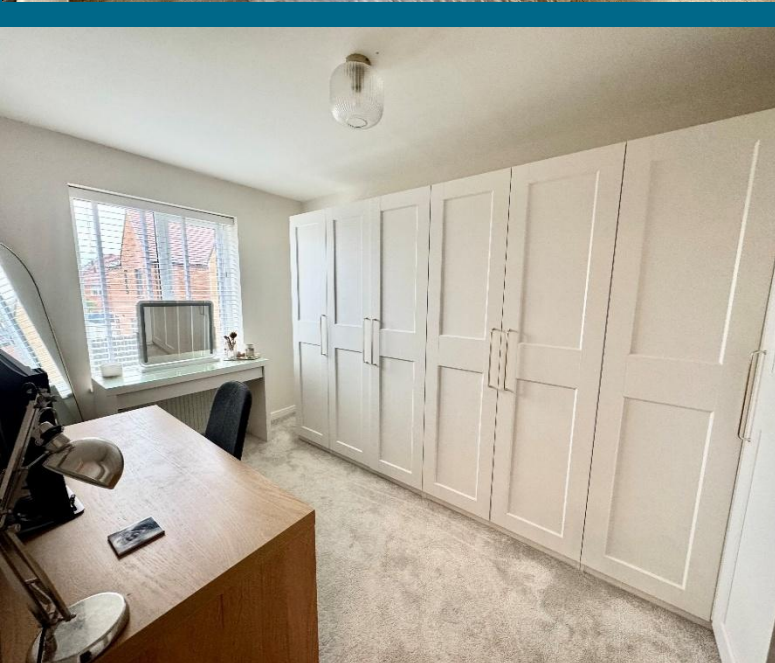
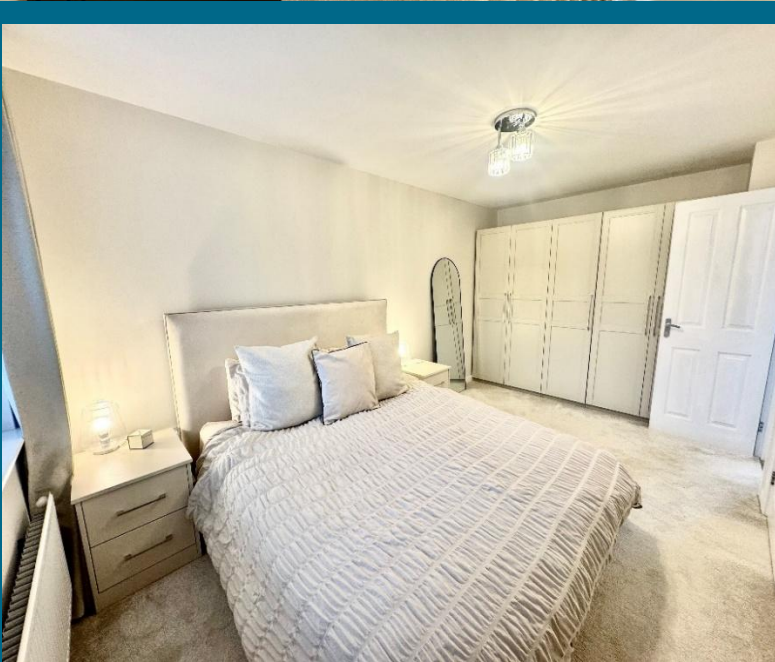
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

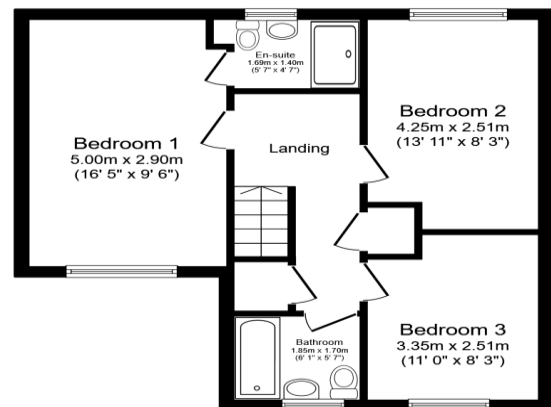
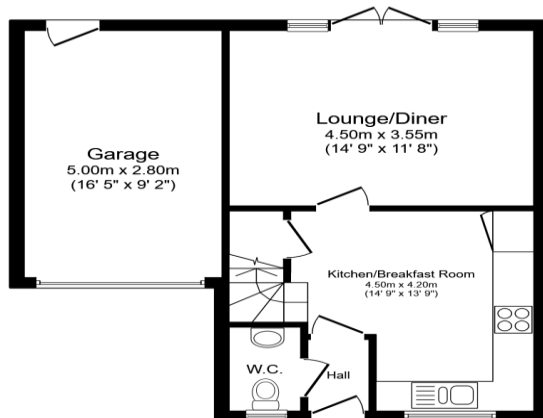
COUNCIL TAX BAND: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total floor area: 98.7 sq.m. (1,062 sq.ft.)

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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