



Hastings Drive | Shiremoor | NE27 0FL

£210,000

This stylish home combines well-proportioned accommodation with a bright, welcoming feel throughout. From sociable living spaces to a private garden and detached garage with a drive, the property offers everything needed for comfortable daily living in a popular and well, connected location. The property opens into a welcoming entrance hallway leading through to a stylish living room, finished with contemporary décor and featuring French doors opening directly onto the rear garden, creating a bright and sociable living space. To the front is a modern dining kitchen, fitted with a range of wall and base units, integrated appliances and space for a dining table, ideal for everyday living and entertaining. There is also the added benefit of a downstairs W.C. To the first floor, there are three bedrooms, all presented to a high standard. The main bedroom benefits from fitted wardrobes, while the remaining bedrooms are versatile and well-sized. The accommodation is completed by a modern family bathroom, fitted with a white suite including a bath with shower over. Externally, the property benefits from an enclosed rear garden with patio seating area and lawn, ideal for outdoor dining and entertaining. The property further benefits from a detached garage, with an allocated driveway providing off-street parking.

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Three Bedroom Mid-Terrace

Contemporary Decor

Ground Floor W.C.

Modern Family Bathroom

Principal Bedroom with Fitted Wardrobes

Allocated Driveway and Detached Garage

Stylish Dining Kitchen with Integrated Appliances

Enclosed Rear Garden with Patio and Lawn

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Entrance door, downstairs cupboard, radiator, stairway to first floor, door to:

GROUND FLOOR WC: Integrated cistern W.C, pedestal basin, part tiled walls, tiled flooring, double glazed window, radiator.

DINING KITCHEN 8'1" x 13'8" (2.46m x 4.17m): Fitted with a range of wall, base and drawer units, gas hob, integrated oven, cooker hood, fridge freezer, slimline dishwasher, work surfaces, double glazed window, radiator.

LOUNGE 15'5" x 10'9" (4.70m x 3.28m): Double glazed French doors opening to the rear garden, double glazed window, radiator.

LANDING: Loft access hatch, storage cupboard, door to:

BEDROOM ONE 12'3" x 8'8" (3.73m x 2.64m): Double glazed window, radiator, fitted wardrobe.

BEDROOM TWO 8'7" x 10'5" (2.62m x 3.18m) Maximum measurements: Double glazed window, radiator.

BEDROOM THREE 6'5" x 8'6" (1.96m x 2.59m): Double glazed window, radiator.

BATHROOM 6'3" x 6'5" (1.91m x 1.96m): Panelled bath with overhead shower, pedestal basin, low level cistern W.C, tiled walls and wood effect tiled flooring, frosted double glazed window, towel radiator.

EXTERNALLY: To the rear the property benefits from an enclosed rear garden and a detached garage, with a private driveway providing off-street parking.

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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

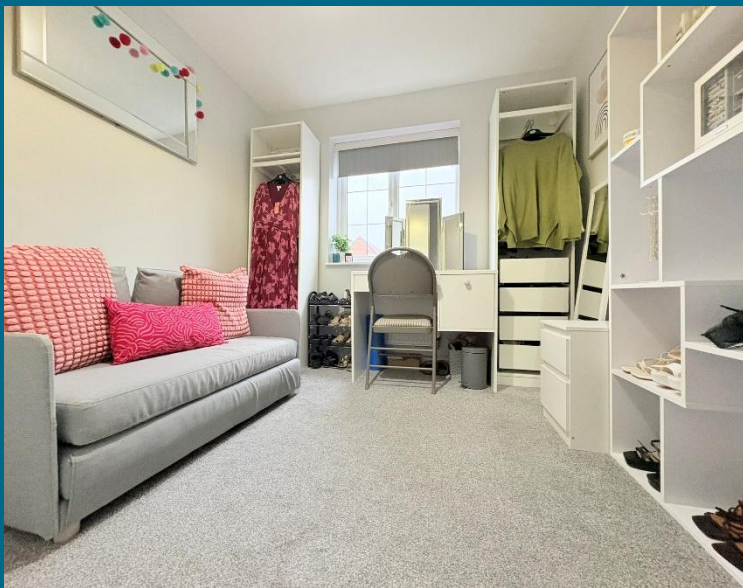
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: [125 years from 25.06.2015
Ground Rent: £144.01 per annum Payable to Homeground

COUNCIL TAX BAND: C

EPC RATING: B

WB3507.TJ.DB.02.02.2026.V.1





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 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 relation to this property.



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.