



Countess Way | Shiremoor | NE27 0FN

£235,000

A well-positioned end terrace with a notably bright rear living space, a south-facing garden and the added benefit of a detached garage. The layout works well from the outset, with the dining kitchen set to the front, fitted with a range of units and integrated appliances, providing a practical and sociable space for everyday use. To the rear, the living room is where the property really comes into its own, well-proportioned and filled with natural light, with doors opening directly onto the garden, creating an easy indoor-outdoor connection. A useful ground floor W.C completed the ground floor accommodation. Upstairs, three bedrooms are arranged around a central landing. The principal bedroom is a comfortable double with a clean, modern finish, while the second bedroom also offers generous proportions. The third bedroom is currently used as a study, demonstrating the flexibility of the space. The bathroom is neatly presented with a modern suite including bath with shower over. Externally, the south-facing rear garden has been designed for ease and enjoyment, combining patio seating with artificial lawn and established planting. A detached garage sits separately from the property, adding valuable storage or parking. A well-rounded home that combines practicality, presentation and a particularly strong rear aspect.

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Three Bedroom End of Terrace

Ground Floor W.C.

Purchasing Freehold

Modern Dining Kitchen with Integrated Appliances

Detached Garage with Parking Space

South-Facing Rear Garden

Three Well-Balanced Bedrooms

Vacant Possession

For any more information regarding the property please contact us today

ENTRANCE HALL: Front entrance door, radiator, stairs to first floor, door to:

W.C. 6'2" x 3'0" (1.88m x 0.91m): Low level W.C, wash hand basin, radiator

DINING KITCHEN 9'1" x 13'6" (2.77m x 4.11m): Fitted wall and base units, work surfaces, basin with mixer tap, integrated double oven, gas hob, cooker hood, integrated slimline dishwasher, washing machine, fridge freezer, double glazed window, radiator.

LIVING ROOM 15'4" x 11'0" (4.67m x 3.35m): Double glazed doors to rear garden, additional double-glazed windows, radiator

LANDING: Loft access, storage cupboard, doors to:

BEDROOM ONE 8'6" x 14'2" (2.59m x 4.32m): Double glazed window, radiator.

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

BEDROOM THREE 6'6" x 8'6" (1.98m x 2.59m): Double glazed window, radiator

BATHROOM 6'3" x 6'5" (1.91m x 1.96m): Panelled bath with shower over, wash hand basin, low level W.C., tiled walls, double glazed window, radiator

EXTERNALLY: South-facing rear garden, paved patio seating areas, artificial lawn, fenced boundaries, access gate. Detached garage with parking space in front

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

RESTRICTIONS/RIGHTS

Keeping Birds, Pigeons and Poultry in the Garden other than household pets is prohibited.

It is prohibited to trade from the property, Sub-let or use the property as a holiday home.

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

Agents Note: We have been advised that the owner is currently in the process of purchasing the Freehold and this will be in place for completion. Please note we don't have a fixed timeframe.

COUNCIL TAX BAND: C

EPC RATING: TBC

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T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

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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.

AWAITING EPC

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.



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