



Richardson Gardens | Earsdon View, Shiremoor | NE27 0FH

£249,950

A beautiful, stylish and contemporary family home located within the sought after Earsdon View estate in Shiremoor. Close to local schools, Metro, amenities and boasting excellent transport links, including the A19, A1058, Cobalt Business Park and Silverlink. Bright and airy throughout and showcasing entrance hallway with feature, central turned staircase, downstairs cloaks/w.c., rear lounge opening out to and enjoying views over the rear garden, front facing dining kitchen with modern units and integrated appliances. To the first floor there are two large double bedrooms and a study, family bathroom with shower. The top floor provides substantial, principal bedroom space with dormer window, dressing room and en-suite shower room! Enclosed and private rear garden with decked patio, artificial lawn and gated access to the rear path. Low maintenance front garden with detached driveway and garage.

RMS | Rook
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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: light and airy hallway with a central, turned staircase up to the first floor, under stair recess, laminate flooring, radiator, door to:

DOWNSTAIRS CLOAKS/W.C.: low level w.c. with recessed flush, pedestal washbasin with mixer taps, tiled splashback, double glazed window, radiator

LOUNGE: (rear): 14'10 x 11'0, (4.52m x 3.61m), a light and airy rear lounge, overlooking, and with double glazed French doors out to the rear garden, laminate flooring, radiator

DINING KITCHEN: (front): 14'10 x 7'0, (4.52m x 2.13m), a stylish and contemporary family dining kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated fridge and freezer, electric oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, plumbed for automatic washing machine, brick effect tiling, modern flooring, central heating boiler, radiator, double glazed window

EXTERNALLY: Private and enclosed rear garden with decked patio with pergola, artificial lawn, fencing and gated access to the rear path. To the front is a low maintenance garden area, detached driveway and garage

FIRST FLOOR LANDING AREA: airing cupboard housing hot water tank, doors into:

STUDY: (front): 7'0 x 6'0, (2.13m x 1.83m), staircase up to the second floor, double glazed window, radiator

BEDROOM TWO: (front): 11'11 x 8'0, (3.68m x 2.44m), radiator, double glazed window

BEDROOM THREE: (rear): 12'0 x 8'0, (3.66m x 2.44m), radiator, double glazed window

FAMILY BATHROOM: 6'0 x 6'0m, (1.83m x 1.83m), a stylish bathroom, with bath, mixer taps, chrome shower, pedestal washbasin, low level w.c. with push button cistern, tiled splashbacks, radiator, spotlights to ceiling, double glazed window

SECOND FLOOR:

BEDROOM ONE: (front): 11'11 x 11'0, (3.63m x 3.35m), including depth of double glazed dormer window, excluding depth of recess, half height feature panelling to one wall, radiator, door to:

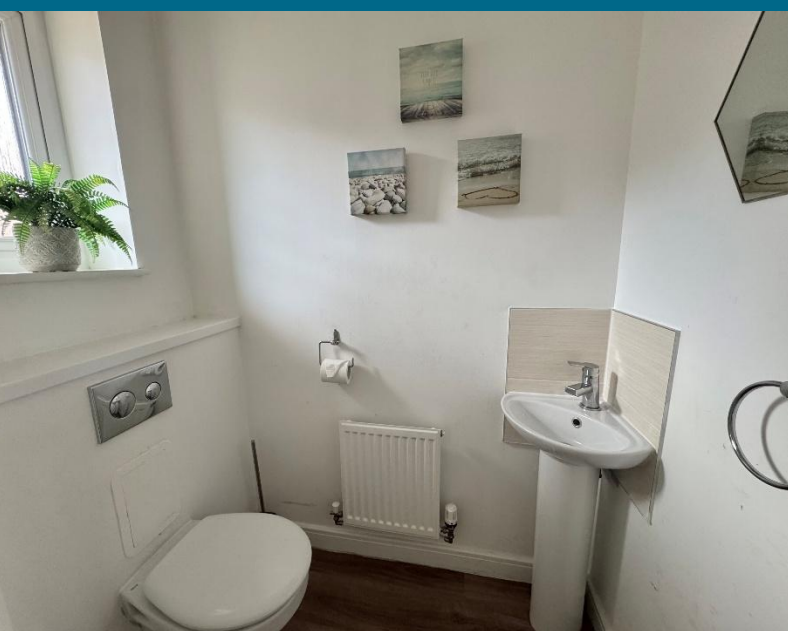
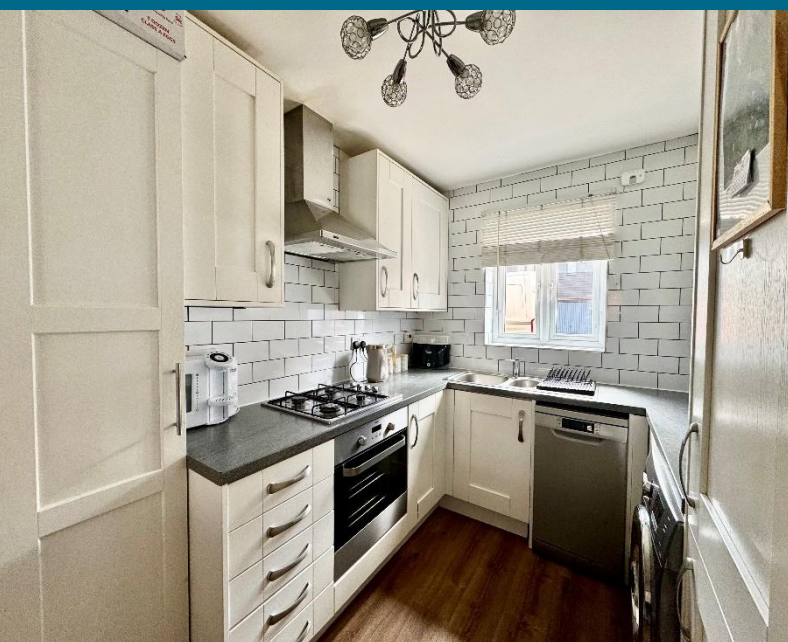
DRESSING ROOM: (rear): 7'0 x 7'0, (2.13m x 2.13m), some restricted head room, Velux window, radiator

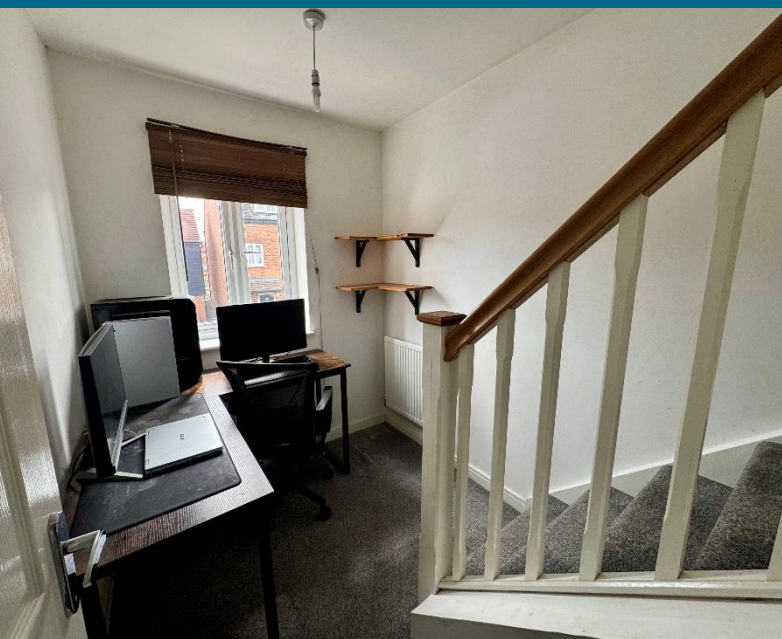
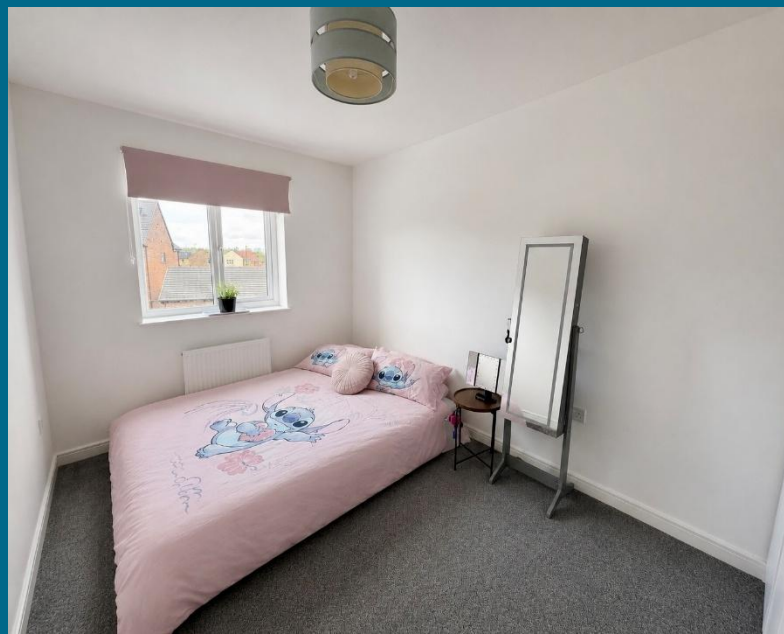
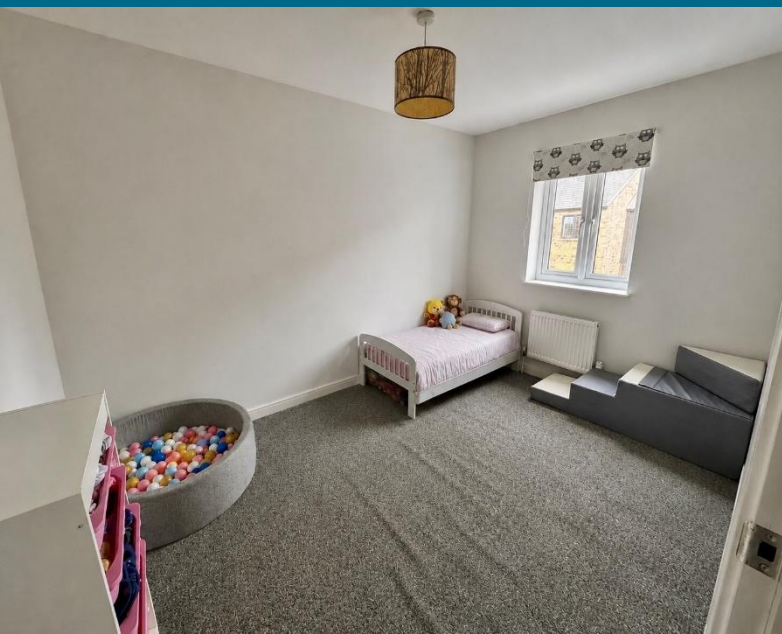
EN-SUITE SHOWER ROOM: stylish en-suite with, shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, tiled splashbacks and tiled floor, Velux window, radiator

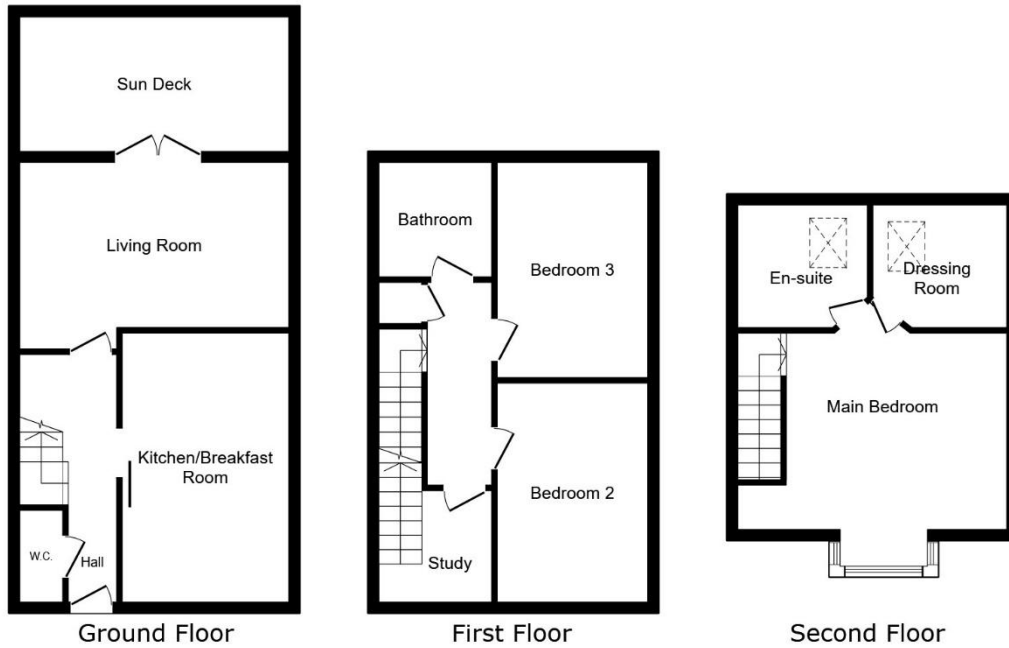
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- 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

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

WB3809.TJ.DB.13.05.2026.V.1

