



Lanark Close | North Shields | NE29 8DP

£279,950

This is a detached home offering a particularly versatile layout, combining three bedrooms with excellent reception space, a substantial conservatory, garage and a particularly generous rear garden. The living room is a real feature of the house, with a wide front window and feature fireplace, flowing through an open archway into the dining room before continuing into the conservatory. Surrounded by glazing and opening directly onto the garden, this gives the ground floor a wonderful sense of space and a strong connection with the outside. A separate fitted kitchen is complemented by a generous utility room, while upstairs are three bedrooms and the family bathroom. Outside is equally as practical, decorative gates open onto a private driveway and attached garage, with established planting framing the front of the house, while the rear garden offers an excellent amount of space with artificial lawn, paved and gravelled areas, mature boundaries and a summerhouse. A distinctive detached property where the generous proportions, additional reception space and impressive garden combine to create a home with considerably more to offer than first impressions might suggest.

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Three-Bedroom Detached House

Excellent Separate Utility Room

No Onward Chain

Generous Living Room Open Plan with Dining Area

Garage and Gated Driveway

Spacious Conservatory

Private Rear Garden with Summerhouse

Convenient Location for Nearby Amenities, Schools and Transport Links

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Entrance door, staircase to first floor, under stairs cupboard, radiator, decorative coving, door to:

LIVING ROOM: 11'5" x 17'11" (3.48m x 5.46m) Generous principal reception room with full height double glazed window overlooking the front garden, feature fireplace with decorative surround, radiator, decorative ceiling rose, decorative coving, open archway to:

DINING ROOM: 8'4" x 10'8" (2.54m x 3.25m) Separate dining area with radiator, decorative ceiling rose, decorative coving, open archway to living room and double-glazed French doors to:

CONSERVATORY: 16'0" x 8'9" (4.88m x 2.67m) Substantial additional reception space with extensive glazing overlooking the rear garden, double-glazed French doors providing direct garden access.

KITCHEN: 9'3" x 10'8" (2.82m x 3.25m) Fitted with a comprehensive range of wall and base units with contrasting work surfaces, sink and drainer, integrated oven, gas hob with cooker hood, tiled splashbacks, double glazed window, door to:

UTILITY ROOM: 8'4" x 8'11" (2.54m x 2.72m) A particularly useful separate utility with

fitted wall and base storage, work surfaces, plumbing/space for appliances, double glazed window and external door.

GARAGE: 8'8" x 17' (2.64m x 5.18m) Attached garage accessed from the driveway, with electric garage door to the front.

LANDING: Double glazed window, decorative coving, door to:

BEDROOM ONE: 8'4" x 9'2" (2.54m x 2.79m) Plus wardrobes and storage cupboard. Double glazed window, radiator, extensive fitted wardrobes with mirrored sliding doors and separate storage cupboard, decorative ceiling rose, decorative coving, loft access hatch.

BEDROOM TWO: 9'5" x 12'3" (2.87m x 3.73m) Generously proportioned double bedroom with double glazed window, radiator, decorative ceiling rose and decorative coving.

BEDROOM THREE: 9'3" x 8'2" (2.82m x 2.49m) Including storage cupboard. Double glazed window, radiator and decorative ceiling rose, storage cupboard.

BATHROOM: 5'5" x 8'5" (1.65m x 2.57m) White suite comprising panelled bath with electric shower over, W.C, wash basin set within a vanity/storage unit, tiled walls with decorative border, tiled flooring, dual aspect double glazed windows.

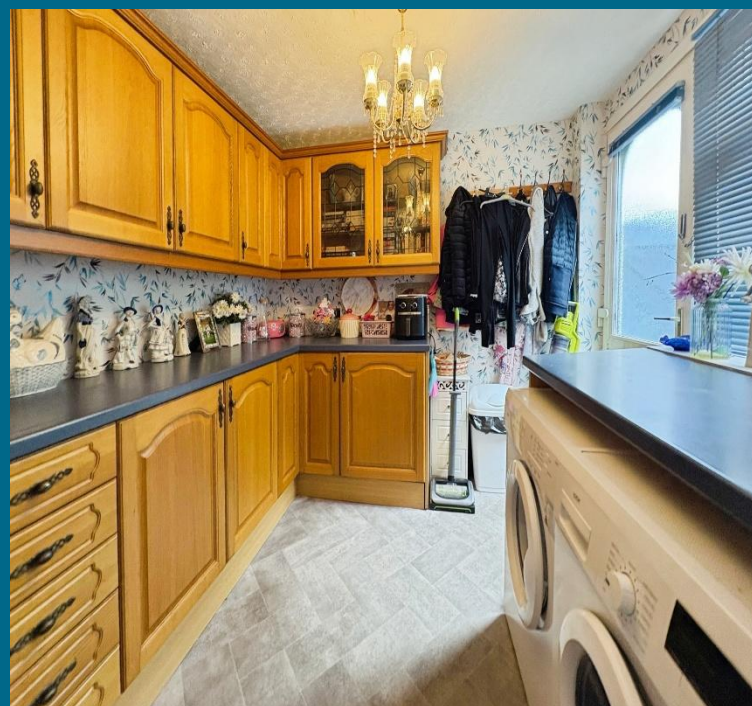
EXTERNALLY: Gated driveway providing off-street parking and access to the attached garage, together with an established front garden featuring mature shrubs, flowering plants and boundary planting.

Generously proportioned enclosed rear garden arranged with artificial lawn, paved and gravelled areas, mature boundary planting and a variety of decorative features. A substantial timber summerhouse provides an additional garden space.

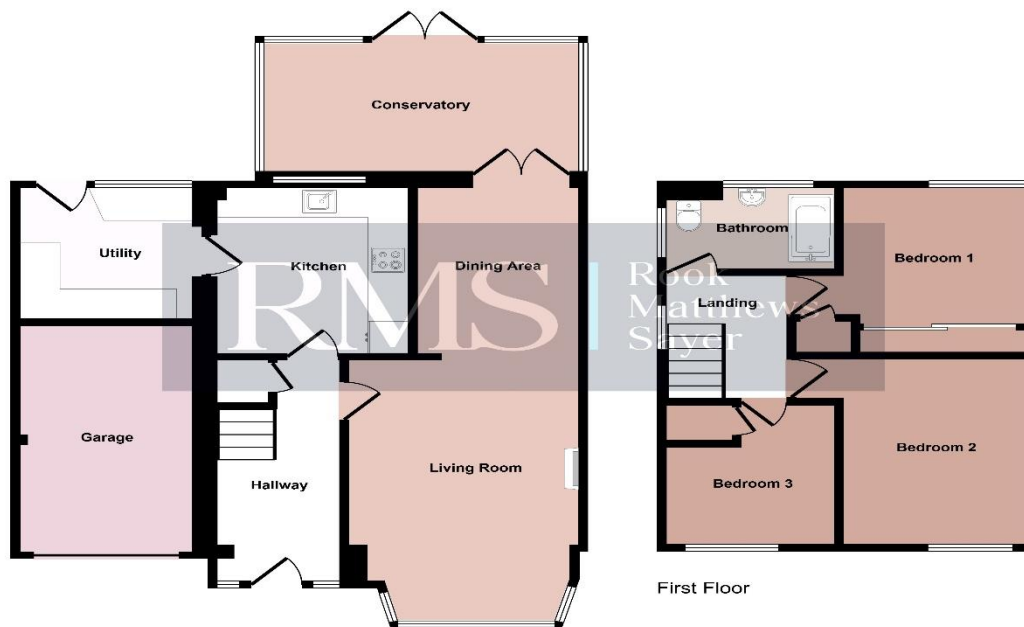
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Ground Floor

First Floor

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.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Cable
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.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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: TBC

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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. 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 as any authority to make or give any representation or warranty whatever in relation to this property.

