



Haswell Gardens | North Shields | NE30 2DR

£155,000

Beautifully updated and presented first floor flat, showcasing a lovely position within this highly sought after modern development. With fantastic proximity to local shops, bars, bus routes and close to the town centre, you will love the location! Spacious hallway with storage, generous lounge/dining room, stunning re-fitted kitchen with integrated appliances. Two double bedrooms, luxurious, re-fitted shower room. Communal, gardens allocated parking bay, no onward chain! Love! Love! Love!

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**Beautifully Updated First Floor
Apartment**

**Highly Sought After Modern
Development**

No Onward Chain

Excellent Size Lounge/Dining Room

**Stunning Re-Fitted Kitchen with
Appliances**

Two Double Bedrooms

Luxurious Shower Room

**Allocated Parking Bay, Communal
Gardens**

For any more information regarding the property please contact us today

COMMUNAL HALLWAY: staircase up to the first floor, door to:

ENTRANCE LOBBY: door to:

ENTRANCE HALLWAY: spacious hallway with intercom, laminate flooring, radiator, two storage cupboards, door to:

LOUNGE/DINING AREA: 15'0 x 13'0, (4.57m x 3.96m), light and airy lounge/dining area which could comfortably accommodate a dining table, two double glazed windows, radiator

KITCHEN: 8'10 x 8'0, (2.69m x 2.44m), stylish and contemporary re-fitted kitchen, incorporating a beautiful range of base, wall and drawer units, contrasting worktops, integrated eye level electric oven, microwave, hob, cooker hood, fridge and freezer, washing machine, single drainer sink unit with mixer taps, combination boiler, laminate flooring, double glazed window, spotlights to ceiling

BEDROOM ONE: 12'0 x 8'10, (3.66m x 2.69m), fitted with a range of quality wardrobes and co-ordinating bedside cabinets, radiator, double glazed window

BEDROOM TWO: 9'10 x 7'0, (2.99m x 2.13m), radiator, double glazed window, laminate flooring

SHOWER ROOM: Luxurious re-fitted shower room, with walk-in double shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, radiator, double glazed window, panelled ceiling with spotlights

EXTERNALLY: Communal garden area with lawn, trees and paths. Private allocated parking bay

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

T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

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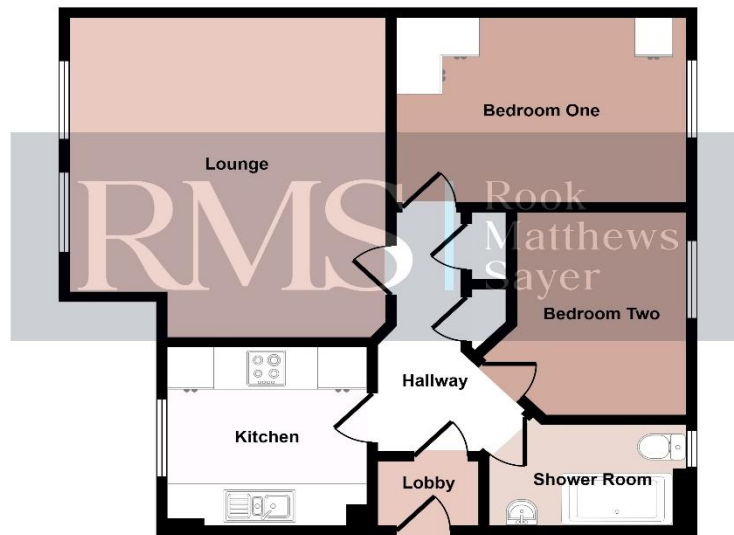
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Floorplan

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: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Space

MINING

The Northeast 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: B

EPC RATING: C

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Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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



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