Selkirk Way | North Shields | NE29 8DD

£382,500

There is an immediate sense of space and versatility in this substantial five-bedroom detached home, with generous reception rooms, extensive gardens and a flexible ground floor layout. The living room runs from front to rear, with a window overlooking the enclosed front garden and a glazed door opening directly onto the rear, while a separate dining room provides a second dedicated reception space. The kitchen offers extensive storage and worktop space with an induction hob, double oven, dishwasher and fridge/freezer. There is also a ground-floor W.C. and a substantial multi-purpose room and is complemented by a particularly useful separate utility room with additional storage, laundry facilities and access towards the rear garden. A notable feature is the ground floor bedroom, converted from the former garage and incorporating its own kitchen area and en-suite shower room, creating an extremely versatile addition to the accommodation. Upstairs are four further bedrooms with great built-in storage or fitted wardrobes, together with the main bathroom. Outside is every bit as interesting as the accommodation itself, with a driveway for up to three vehicles, an enclosed lawned front garden and a side garden linking through to the substantial south-facing rear garden. Here, extensive decking surrounds a large koi pond, with mature planting, separate seating areas and a further enclosed artificially turfed section creating a series of distinct outdoor spaces.

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Five-Bedroom Detached Home

Kitchen and Separate Utility Room

Generous Driveway for Off-street Parking

Ground-Floor Bedroom with Kitchen Area and En-Suite

South-Facing Rear Garden

Ground floor W.C

Extensive Gardens Wrapping Around the Front, Side and Rear

Four Bedrooms and Bathroom on First Floor

For any more information regarding the property please contact us today

ENTRANCE HALL: Front entrance door, stairway to first floor, large, double-glazed window, radiator, door to:

LIVING ROOM: 12'5" x 18'7" (3.78m x 5.66m) Double glazed window overlooking the front garden, double glazed door with adjoining glazing opening to the rear garden, radiator, electric fire with decorative surround, coving to ceiling.

DINING ROOM: 9'5" x 15'3" (2.87m x 4.65m) Double glazed window, radiator.

GROUND FLOOR W.C: 3'9" x 7'2" (1.14m x 2.18m) W.C, vanity basin with integrated storage, additional tall storage cabinetry, chrome heated towel rail.

KITCHEN: 9'1" x 15'4" (2.77m x 4.67m) Fitted with an extensive range of timber-effect Shaker-style wall and base units, dark work surfaces, tiled splash backs, sink and drainer positioned beneath a double-glazed window overlooking the rear garden, induction hob with extractor above, double oven, dishwasher, fridge/freezer, radiator and tiled flooring. Door to:

MULTI-PURPOSE ROOM: 15'5" x 9'3" (4.70m x 2.82m) Double glazed window, radiator and tiled flooring. A versatile additional room providing useful flexibility for home working, hobbies, exercise or additional living space. Door to:

UTILITY: 9'1" x 9'8" (2.77m x 2.95m) A particularly useful separate utility room with double glazed window, sink with mixer tap and storage beneath, space and plumbing for laundry appliances, additional tall storage cupboards. Door to rear garden.

EXTERNAL

FRONT: Driveway providing off-street parking for up to three vehicles. Separate enclosed lawned front garden with mature trees and established planting, gated access to the driveway and gated access continuing around the side of the property.

SIDE: A substantial connecting garden area linking the front and rear, with decked seating and dining areas, timber fencing and gated access at either end.

REAR: South-facing rear garden arranged across a number of distinct areas, with extensive decking, mature planting and established climbing greenery. Large koi pond incorporated into the decked garden with timber pergola/trellis detailing and seating positioned around the pond.

BEDROOM FIVE: 8'2" x 14'8" (2.49m x 4.47m) + Kitchen area: 6'5" x 7'11" (1.96m x 2.41m) Ground-floor bedroom created from the former garage and incorporating its own kitchen area, fitted with gloss white units, work surfaces, sink and drainer, electric hob, extractor and built-in oven. Two double-glazed windows, radiator and external door. Door to:

EN-SUITE: 7'11" x 7'6" (2.41m x 2.29m) Plus storage cupboard. Glazed shower enclosure, W.C, pedestal basin, mirrored cabinet, tiled flooring, part tiled walls, obscured double glazed window.

LANDING: Double glazed window, door to:

BEDROOM ONE: 10'5" x 11'3" (3.18m x 3.43m) Double glazed window, radiator, fitted extensive fitted bedroom furniture incorporating wardrobes, cupboards, storage, recessed media area and matching dressing table.

BEDROOM TWO: 10'5" x 11'1" (3.18m x 3.38m) Double glazed window, radiator, extensive fitted wardrobes and overhead cupboards arranged around a recessed bed position, with further matching storage.

BEDROOM THREE: 8'9" x 7'7" (2.67m x 2.31m) Double glazed window, radiator, built-in storage cupboard.

BEDROOM FOUR: 8'11" x 10'9" (2.72m x 3.28m) Double glazed window, radiator, built-in storage cupboard.

BATHROOM: 11'1" x 5'5" (3.38m x 1.65m) Panelled bath with electric shower over and glazed shower screen, W.C, pedestal basin, extensive wall tiling, chrome heated towel rail, mirrored cabinet, obscured double glazed window.

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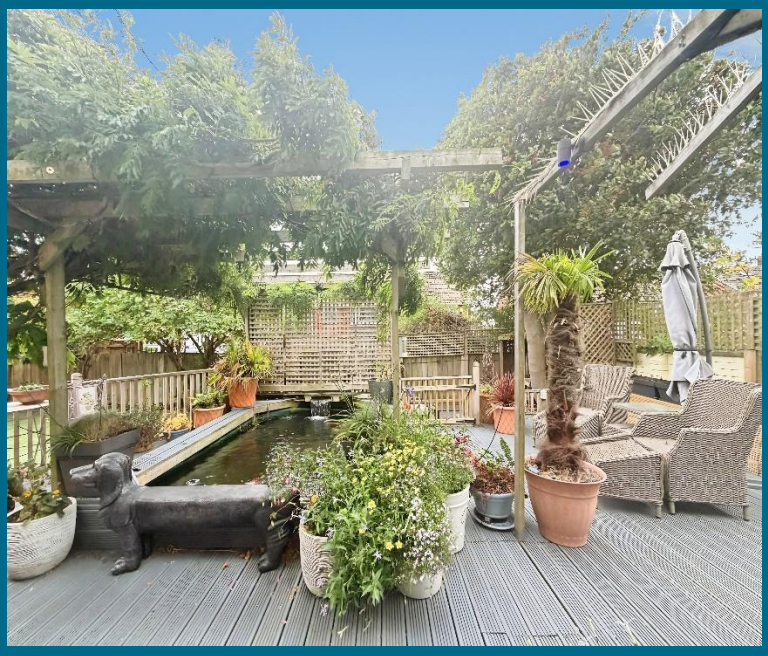

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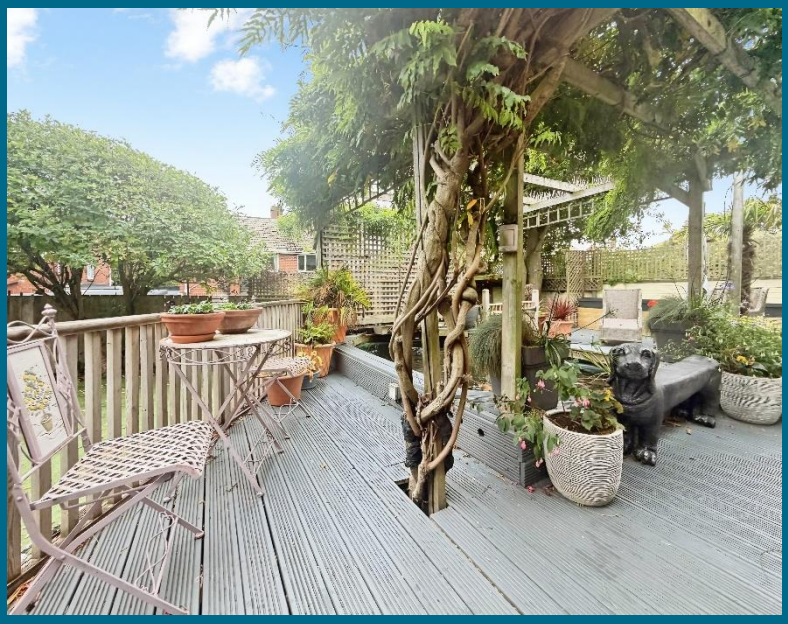

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: ADSL
Mobile Signal Coverage Blackspot: No
Parking: Driveway

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.

Alterations & Accessibility
Neighboring property is having a porch extension

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: D

EPC RATING: TBC

WB4057 TJ.DB.06.10.2026 V.2

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.

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.

The Property Ombudsman

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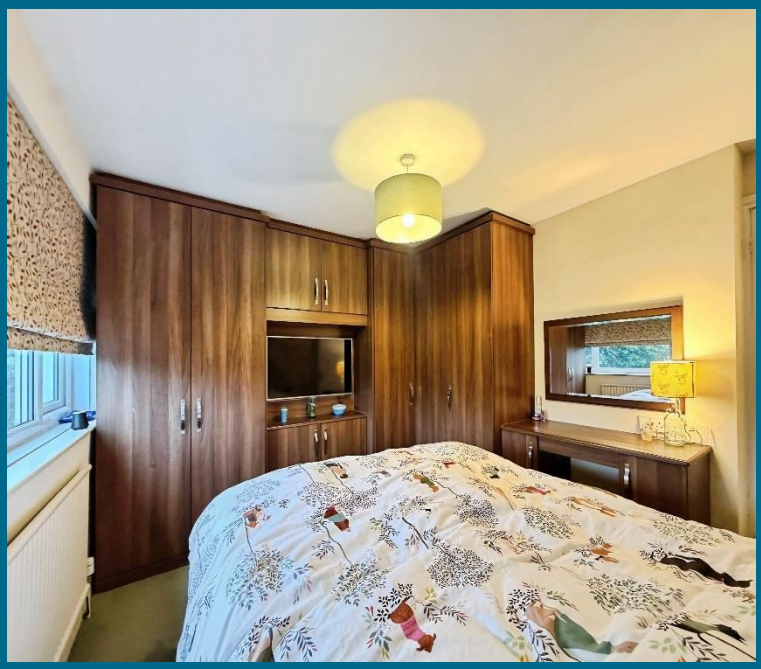

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