



Matfen Avenue Shiremoor

A beautiful, semi-detached bungalow, located on this sought after street, close to Boundary Mills, local shops, bus routes and Metro. Elegant and stylish throughout, with a spacious hallway, lounge with feature bow window, fireplace and modern, electric fire, gorgeous re-fitted kitchen with integrated appliances opening into the delightful conservatory overlooking the garden area. Two bedrooms, the principal bedroom with feature bow window and fitted wardrobes, re-fitted shower room. Lovely garden, well maintained and presented, with patio, lawn, feature gravelling, small utility area to the rear of the garage, front driveway, garage, additional front driveway, subject to dropped kerb consent. We understand that the loft is mostly boarded for storage purposes. Owned solar panels to the rear of the property providing eco-friendly electricity savings! No onward chain

£220,000

ROOK
MATTHEWS
SAYER

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Matfen Avenue

Shiremoor, NE27 0TZ

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Wood effect flooring, loft access with pull down ladders, we understand the loft is mostly floored with combination boiler, door to:



LOUNGE: (front): 15'3 x 11'2, (4.65m x 3.40m), into alcoves, double glazed bow window, attractive feature fireplace, electric fire, coving to ceiling, radiator



KITCHEN: (rear): 14'2 x 7'9, gorgeous, re-fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, panelled ceiling with spotlights, integrated electric oven, hob, fridge and freezer, dishwasher, single drainer sink unit with mixer taps, fully tiled walls, modern, vertical radiator, through to:



CONSERVATORY: 12'8 x 11'9, (3.86m x 3.58m), such a gorgeous room, overlooking the garden with French doors opening out

BEDROOM ONE: (front): 10'8 x 9'8, (3.25m x 2.95m), excluding depth of double-glazed bow window and fitted wardrobes, providing ample hanging and storage space, radiator



BEDROOM TWO: (rear): 10'9 x 6'7, (3.28m x 2.0m),
two double glazed windows, radiator

EXTERNALLY: A beautifully maintained and presented rear garden with patio, lawn and borders, rear patio, gated area with feature gravelling. Entrance into the garage with a utility area measuring 8'1 x 7'0, (2.46m x 2.13m), space for dryer, double glazed window, front driveway, additional space for parking subject to dropped kerb permission. Owned solar panels to the rear of the property providing excellent eco-friendly cost savings, (sunshine depending!).

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

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: Driveway and garage

MINING

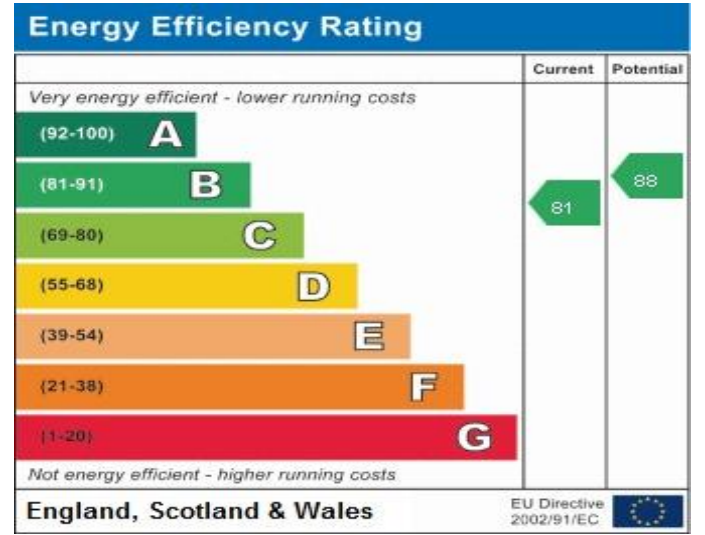
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

COUNCIL TAX BAND: B

EPC RATING: B

WB2438.AI.AJ.22.4.24.V.1





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.

16 Branches across the North-East



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