



Park Crescent Shiremoor

"Such a super family home, we just love what this two-bedroom semi-detached family home has to offer!" With excellent local amenities, Metro, schools and with close proximity to transport links into the City Centre and the A19 North and South, this property really is perfectly placed!

Boasting an extensive garden to the rear and front driveway, entrance lobby, lounge with feature bow window, stylish and contemporary dining kitchen with integrated appliances and door out to the rear garden. Two double bedrooms to the first floor, both with fitted storage. Gorgeous re-fitted bathroom with "P" shaped bath and shower. Gas radiator central heating system and double glazing.

£140,000

ROOK
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SAYER

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Double Glazed Entrance Door to:

ENTRANCE LOBBY: turned staircase to the first floor, door to:

LOUNGE: (front): 14'8 x 13'2, (4.47m x 4.01m), tastefully presented lounge with measurements into feature, double glazed bow window and alcoves, fitted shelving into alcoves, radiator, door to:

DINING KITCHEN: (rear): 18'0 x 8'9, (5.49m x 2.67m), gorgeous dining and kitchen area with double glazed door out to the rear garden, the kitchen has been re-fitted with a stylish and contemporary range of base, wall and drawer units, fitted worktops, integrated electric oven, hob, cooker hood, plumbed for automatic washing machine, radiator, brick effect tiling, combination boiler, two double glazed windows, wood effect laminate flooring

FIRST FLOOR LANDING AREA: double glazed window, storage cupboard, door to:

BEDROOM ONE: (front): 13'5 x 8'7, (4.09m x 2.62m), excluding depth of fitted storage and additional mirrored corner wardrobe, both providing excellent hanging and storage space, radiator, double glazed window

BEDROOM TWO: (rear): 9'2 x 8'8, (2.79m x 2.54m), fitted storage cupboard, radiator, double glazed window



BATHROOM: (rear): 9'1 x 7'0, (2.77m x 2.13m), beautiful, re-fitted family bathroom, comprising of, "P" shaped bath with mixer taps, shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, modern tiling, double glazed window, wood effect laminate

EXTERNALLY: extensive rear garden with fencing, mainly lawned with patio area, shed, gated access to the front driveway.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway/On street

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.

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: A

EPC RATING: D

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	85	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

