



## Trevelyan Close Shiremoor

An immaculately presented, stylish, light family home, stunning throughout! Pleasantly located on this highly sought after development, with a favourable cul-de-sac position. This lovely property is so convenient, within walking distance to the Metro, local amenities, schools and bus routes and close to excellent transport links for the City Centre, A19 North and South, Silverlink and Cobalt Business Park. A welcoming hallway with feature turned staircase, downstairs cloaks/w.c., rear lounge/dining room with French doors out to the rear garden, stylish and contemporary fitted kitchen with integrated appliances. Landing area, two double bedrooms and a beautiful bathroom with shower. Gorgeous, enclosed rear garden with artificial lawn and shed, access to side path, front garden, detached driveway and garage

**£195,000**

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** radiator, feature, turned staircase to the first floor, door to:

**DOWNSTAIRS CLOAKS/WC.:** low level w.c. with recessed flush, pedestal washbasin with mixer taps, double glazed window, Amtico flooring

**LOUNGE/DINING ROOM:** (rear): 14'9 x 12'3, (4.50m x 3.73m), beautiful rear lounge overlooking the garden area and with double glazed French doors providing access out, radiator, under-stair storage cupboard, Amtico flooring

**KITCHEN:** (front): 10'8 x 5'3, (3.25m x 1.60m), stylish and contemporary kitchen with a range of fitted base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, stainless steel cooker hood, integrated dishwasher, fridge and freezer, plumbed for automatic washing machine, double glazed window, radiator, modern tiling, wood effect Amtico flooring

**FIRST FLOOR LANDING AREA:** radiator, radiator cabinet, door to:

**BEDROOM ONE:** (rear): 12'4 x 9'2, (3.76m x 2.79m), double glazed window, radiator

**BEDROOM TWO:** (front): 12'3 x 12'0, (3.73m x 3.66m), maximum measurements, radiator, double glazed window, storage cupboard with hanging

**BATHROOM:** fabulous, modern bathroom, comprising of, bath with hot and cold mixer taps, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled bath and shower area, radiator



EXTERNALLY: private and enclosed rear garden with patio, artificial lawn, shed, gated access to path, providing access to the front for bins and to driveway and garage, front garden area

**AGENTS NOTE:** Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Detached 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.

#### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 125 years from 01.01.2007  
Ground Rent: £250 per annum

**COUNCIL TAX BAND: B**

**EPC RATING: B**

WB2503.AI.DB.1906.2024 .V.2





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			94
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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**

