



Alston Close North Shields

This gorgeous three, bedroom end link situated on the highly sought after Alston Close in North Shields. Close to all local amenities as well as shopping facilities and on the local bus route for commuting to Newcastle and other coastal routes, connecting Metro links close by are North Shields and Shiremoor. The property briefly comprises: entrance hall, beautiful kitchen and light and airy lounge, with patio doors to the rear South facing garden. To the first floor you have a family bathroom W.C and three good size bedrooms. Externally there is a front garden and single garage. Interest in this will be high call the office on 0191 2463666 for more information or to arrange your viewing.

£149,950

ROOK
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ENTRANCE HALLWAY:

Upvc door

LOUNGE:

Maximum measurements into stairwell and recess. 14'81 x 13'0 (6.32m x 3.96m) radiator, beautiful, feature fire surround with gas fire, inset and hearth, double glazed doors to rear garden, laminate flooring, stairs to upper floor



KITCHEN:

Maximum measurements 10'63 x 8'58 (4.65m x 3.91m) double glazed window to rear, radiator, a range of stylish wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap. Tiled splash backs, integrated gas oven and hob, space for fridge, freezer, plumbed for washing machine.



LOFT:

Partially boarded for storage

BEDROOM ONE:

Maximum measurements into recess 12'96 x 8'78 (6.10m x 4.42m) double glazed window to front, single radiator,

BEDROOM TWO:

Maximum measurements into recess 10'72x 8'54 (4.88m x 3.81m) double glazed window, single radiator



BEDROOM THREE:

Maximum measurements 6'62 x 6'0 (3.40m x 1.83m) double glazed window to rear, single radiator

BATHROOM:

Stunning three, piece suite comprising: panelled bath, shower over bath, wash hand basin with storage cupboard, low level wc, spotlights, heated towel rail, part tiling to walls, tiled flooring, double glazed window to rear.

EXTERNALLY:

Front yard with single garage

REAR GARDEN:

Delightful enclosed South facing rear garden laid mainly to lawn, paved patio area, borders with flowers & shrubs

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre cabinet

Mobile Signal Coverage Blackspot: No

Parking: 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.

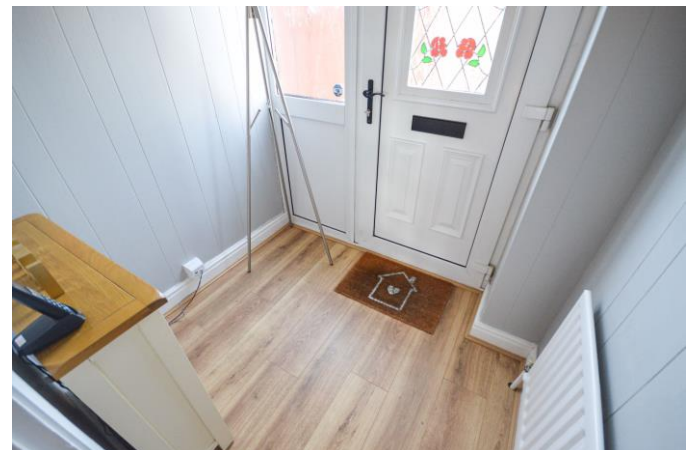
Length of Lease: 999 years from 01/02/1966

Ground Rent: £15 per annum

COUNCIL TAX BAND: B

EPC RATING: TBC

WB2614.AJ.DB.12/08/2024.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

