



## The Quadrant

### North Shields

A beautifully presented family home with stunning garden! Located close to local schools, shops and bus routes, convenient for most things! This gorgeous home has been substantially improved throughout and has an entrance lobby, spacious lounge with beautiful marble fireplace and gas, coal effect fire, the dining kitchen is contemporary and stylish with integrated appliances and doors through to the conservatory overlooking and opening out to the garden area. The landing area has a loft access with pull down ladders, we understand that the loft is mainly floored for storage purposes. Two large, double bedrooms, the principle bedroom with fitted wardrobes. Outstanding family bathroom with double, walk in shower cubicle, gorgeous, enclosed rear garden with extensive lawn, decked patio and mature, well stocked borders, block paved, double front driveway, subject to dropped kerb and consent. A real gem of a property!

**£160,000**

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)



# The Quadrant

## North Shields

**ENTRANCE LOBBY:** staircase to the first, floor radiator, panelled ceiling, door to,

**LOUNGE:** (front): 15'3 x 13'8, (4.65m x 4.17m), a gorgeous front room with measurements into alcoves and double-glazed bow window, splendid marble fireplace with gas, coal effect fire, spotlights into alcoves, radiator, under-stair cupboard, door to:



**DINING KITCHEN:** (rear): 18'4 x 8'0, (5.59m x 2.44m), a stunning, re-fitted dining kitchen, incorporating a range of base, wall and drawer units, roll edge worktops single drainer sink unit with mixer taps, integrated electric oven, hob and hood, spotlights to ceiling, laminate flooring, space for under-bench fridge and freezer, double glazed window, radiator, double glazed French doors to conservatory

**CONSERVATORY:** 9'3 x 7'5, (2.82m x 2.26m), a beautiful room, overlooking the garden and with double glazed French doors opening out, laminate flooring



**FIRST FLOOR LANDING AREA:** loft access with pull down ladders, we understand that the loft is mainly floored for storage purposes, door to:

**BEDROOM ONE:** (front): 13'4 x 10'2, (4.06m x 3.10m), excluding depth of fitted wardrobes providing ample hanging and storage space, radiator, double glazed window, cupboard housing combination boiler



**BEDROOM TWO:** (rear): 11'5 x 7'4, (3.48m x 2.24m), spacious double bedroom with radiator and double-glazed window

**FAMILY BATHROOM:** 9'4 x 8'2, (2.84m x 2.48m), a stunning re-fitted bathroom of excellent proportions, comprising of, bath with hot and cold mixer taps, double, walk in shower cubicle with chrome shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c with recessed flush, ladder radiator, fully panelled walls, double glazed window, laminate flooring

**EXTERNALLY:** A stunning rear garden with extensive lawned area, not directly overlooked, with decked patios, shrubs and well stocked borders, access for bins through to the front garden area, which is block paved and has space to park two cars, subject to dropped kerb planning

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Double front driveway/subject to dropped, kerb and consent

### **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.

### **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.

### **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:** TBC

WB2584.AI.DB.09.07.2024.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**

