



Chollerford Avenue North Shields

Superbly located close to local schools, shops, bus routes and access to major transport links, including the A1058 City Centre and the A19 North and South. This lovely semi-detached home boasts excellent rooms sizes and a fabulous rear garden, perfect for those looking for outdoor space! Entrance hallway, lounge with feature bay window, fireplace and electric fire, opening through to the dining room with French doors opening out to the garden. The kitchen has a comprehensive range of units and access to the garden. There are three bedrooms to the first floor, two with fitted wardrobes. Contemporary, re-fitted shower room, large, enclosed rear garden with decked patio, extensive lawned area, two outhouses and access back through to the front garden and generous driveway, for on-site parking. The property also has the added benefit of no onward chain.

£170,000

ROOK
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DOUBLE GLAZED ENTRANCE DOOR TO:

ENTRANCE PORCH: double glazed windows and door to:



ENTRANCE HALLWAY: with under-stair recess, double glazed window to side, cloaks cupboard, single radiator, stairs to first floor landing door to:

LOUNGE: 10'9 x 9'59 (3.28m x 2.97m), maximum measurements into recess and double glazed bay window, radiator, feature fireplace with modern electric fire, through to:



DINING ROOM: 8'23x 9'97 (3.02m x 5.21m), maximum measurements into recess, double glazed French doors to rear garden, radiator



KITCHEN: 10'9 x 9'59, (3.28m x 4.24m), maximum measurements into recess, double glazed window to side and rear, range of wall, floor and drawer units with co-ordinating roll top work surfaces, stainless steel sink unit and drainer with mixer tap, gas point for cooker, space for fridge/freezer and plumbed for washing machine, double glazed door to rear garden

FIRST FLOOR LANDING AREA: double glazed window, loft access, door to:

BEDROOM ONE: (front): 12'79 x 10'89 (5.66m x 5.31m), maximum measurements into recess, double glazed window to front, single radiator, built in cupboard

BEDROOM TWO: (rear): 9'63 x 10'87 (4.34m x 5.26m), maximum measurements into recess, radiator, double fitted wardrobes

BEDROOM THREE: 9'44 x 7'65, (3.86m x 3.78m), maximum measurements, double glazed window to rear, single radiator

SHOWER ROOM: Contemporary re-fitted shower room, comprising of, shower cubicle, chrome shower, pedestal washbasin, low level w.c., fully tiled walls, tiled floor, panelled ceiling, radiator, double glazed window

EXTERNALLY: Driveway for off street parking, gated access through to the rear garden. Extensive rear garden with decked patio, lawn, borders and outhouses

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Unknown

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: TBC

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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

