



Cleveland Avenue North Shields

A quite fabulous, Victorian upper flat, circa 1900. With wonderful room sizes and beautifully decorated throughout, we know that you will fall in love as soon as you step foot into this gorgeous home! Cleveland Avenue is a highly sought after street, close to local schools, bus routes and shops and approximately a ten/fifteen, minute walk from Tynemouth Village. Close to major transport links such as the A1058 City Centre and the A19 North and South. Entrance vestibule, feature turned staircase to the first- floor landing, with loft access, pull down ladders and space for storage.

Stunning lounge with exposed brick chimney breast, recess and tiled hearth, stylish and contemporary breakfasting kitchen with integrated appliances and genius pull down dining table! Luxurious, re-fitted shower room, three excellent sized bedrooms, the principle with exposed brick chimney breast and recess. Private rear yard, forecourt garden area. Absolutely Immaculate!

£165,000

ROOK
MATTHEWS
SAYER

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Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: turned staircase to the first floor

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



LOUNGE: (rear): 15'1 x 14'5, (4.59m x 4.39m), with measurements into alcoves, fitted shelving, gorgeous exposed brick chimney breast wall and recess with tiled hearth, double glazed window, radiator, picture rail, door to:

KITCHEN: (rear): 13'0 x 8'8, (3.96m x 2.64m), stunning dining kitchen, showcasing a range of stylish base, wall and drawer units, solid wood worktops, Belfast sink with mixer taps, integrated electric oven, gas hob, plumbing for automatic washing machine, combination boiler, double glazed window, spotlights to ceiling, fitted pull down dining table, radiator, wood effect flooring, through to:



INNER LOBBY: Stairs down to double glazed door and exit to private rear yard, door to:

SHOWER ROOM: Luxurious, re-fitted shower room with shower cubicle, chrome shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, brick effect tiling, spotlights to ceiling, ladder radiator, double glazed window, Victorian style tiled floor



BEDROOM ONE: (front): 14'0 x 13'0, (4.27m x 3.99m), with measurements into alcoves, exposed brick chimney breast and recess, radiator, two double glazed windows with original panelling under, ceiling rose, cornice to ceiling

BEDROOM TWO: (front): 10'3 x 7'1, (3.12m x 2.16m), radiator, double glazed window

BEDROOM THREE: (rear): 10'8 x 6'9, (3.25m x 2.06m), radiator, double glazed window

EXTERNALLY: Large, private enclosed rear town garden with gated access to the lane, front forecourt garden area

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: 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

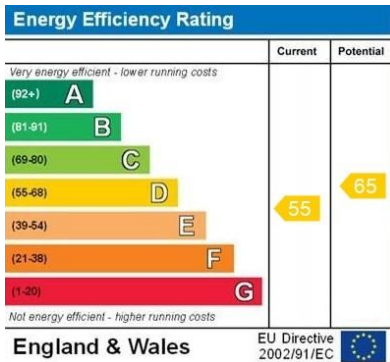
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 17.05.2019
One Peppercorn Rent

COUNCIL TAX BAND: A

EPC RATING: D

WB2664.AI.DB.26.09.2024.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

