



Lovaine Place North Shields

Substantial and historic, Victorian Family Home, Circa 1872. Boasting fabulous sized rooms over three floors, high ceilings and ample light flooding through, you will love the flexibility and space on offer. Loved by the current family for many years, the location is central for most local amenities. A short walk from popular local schools, shops, Metro and bus routes and close to major transport links. You are welcomed by an entrance vestibule and impressive hallway with original, turned staircase up to the first floor, the lounge boasts a large bay window, original marble fireplace and gas, living flame fire. The lounge opens through to the large dining room, again, with fireplace and window overlooking the garden area. The breakfasting kitchen is stylish and presents an ample range of storage, together with range cooker, separate utility area, which could also be perfect as a home office or play area, providing access out to the garden. On the first floor there are three spacious bedrooms, two being large doubles. There is a gorgeous shower and dressing area which leads through to the wonderful, Victorian style bathroom with roll top bath. On the second floor, enjoying an impressive aspect is the large, fourth bedroom with cast iron fireplace and showcasing measurements of 19'0 x 18'8, (maximum). Unusually for a period terrace there is a large, enclosed rear garden, additional front forecourt garden area which is walled and gated. Parking is on-street, with permit parking for residents. Additional permits are £25 per year.

£295,000

ROOK
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Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: tiled floor, cornice to ceiling, door to:

ENTRANCE HALLWAY: impressive and spacious hallway, with original, turned staircase up to the first floor, feature arch with corbels, half height panelling, under-stair cupboard, wood flooring, door to:



LOUNGE: 17'5 x 15'0, (5.31m x 4.57m), with measurements into feature double glazed bay window and alcoves, original, marble fireplace with gas, coal effect fire, cornice to ceiling, radiator, arch through to:

DINING ROOM: (rear): 15'0 x 13'4, (4.57m x 4.06m), into alcoves, stone chimney breast, feature fireplace, laminate flooring, double glazed window, door through to kitchen area, radiator



BREAKFASTING KITCHEN: (rear): 16'5 x 10'5, (5.0m x 3.18m), superb sized, family breakfasting kitchen, incorporating a stylish range of white, base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, range cooker, stainless steel cooker hood, breakfast bar, tiled floor, panelled ceiling with spotlights, two double glazed windows, tiling to walls, door to:

UTILITY: 10'5 x 7'3, (3.18m x 2.23m), plumbing for automatic washing machine, single glazed window, radiator, parquet flooring, door to rear garden. This spacious room could also be utilised as a home office, study or play area.

HALF LANDING AREA: stairs up to the first, floor landing area, door to:



SHOWER ROOM: 9'8 x 8'9, (2.95m x 2.67m), shower cubicle, electric shower, tile floor, fully tiled walls, radiator, panelled ceiling, feature arch window, door to:

FAMILY BATHROOM: 9'8 x 7'3, (2.95m x 2.21m), fabulous, Victorian style bathroom, comprising of, roll top bath with mixer taps and shower spray, vanity sink unit, low level w.c. with push button cistern, tiled floor, fully tiled walls, double glazed feature arch window with stained light insert, storage cupboard, radiator

FIRST FLOOR LANDING AREA: feature panelling, staircase to the second floor, door to:

BEDROOM ONE: (front): 17'6 x 12'5, (5.33m x 3.78m), into feature double glazed bay window and into alcoves, laminate flooring, radiator

BEDROOM TWO: (rear): 15'1 X 10'3, (4.59m x 3.12m), excluding depth of fitted wardrobes, radiator, double glazed window

BEDROOM THREE: (front): 10'8 x 7'6, (3.25m x 2.29m), double glazed window, radiator, laminate flooring

SECOND FLOOR: Landing area with Velux window, door to:

BEDROOM FOUR: (dual aspect): 19'0 x 18'8, (5.69m), "L" shaped, maximum measurements, into double glazed dormer window, radiator, laminate flooring, cast iron fireplace, some restricted headroom

EXTERNALLY: Large, private rear garden, mainly paved, borders, outside tap, walled and gated, access out to lane. The front forecourt garden is also walled and gated with feature gravelling and paving, shrubs and screening, steps up to the property

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: On street permit parking. One free permit additional permit can be purchased at a cost of £25 per annum

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.

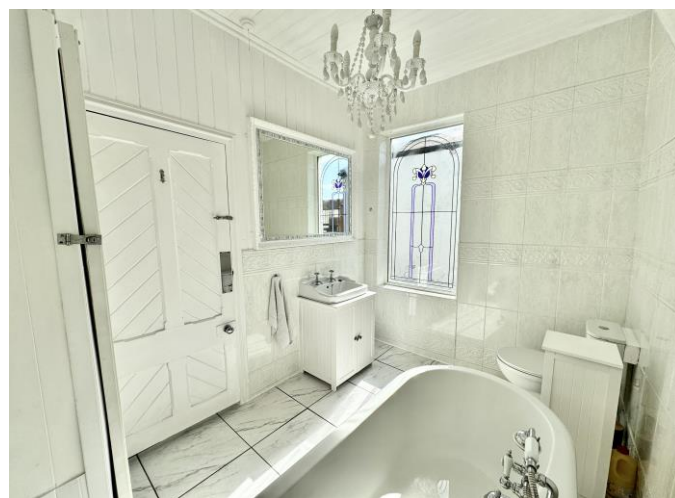
TENURE

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: B

EPC RATING: E

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

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

