



Park Lane Shiremoor

An outstanding, extended family semi, beautifully presented throughout. Offering fabulously versatile space and light together with a superb location close to popular schools, Metro, shop and transport links to the A1058 City Centre, A19 North and South, Cobalt Business Park and Silverlink. Entrance hallway, lounge with attractive feature fireplace, there is a real "Wow" factor to the extended family dining kitchen which oozes style, quality and light, with cotemporary units, solid wood worktop and Range cooker, appliances, Velux windows and French doors out to the rear garden, separate utility area, downstairs double bedroom with Velux. To the first floor there are two large double bedrooms and a luxurious re-fitted bathroom with freestanding bath and separate shower cubicle. Beautiful garden with raised patio, lawn and borders, shed, outside sockets and tap, outhouse, electric vehicle charger, gated access through to the front driveway.

£175,000

ROOK
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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: wood effect flooring, staircase to the first floor, radiator, door to:

LOUNGE: (front): 13'8 x 12'2, (4.17m x 3.71m), gorgeous and stylish front lounge with measurements into recess, spotlights, attractive feature fireplace, electric stove fire, wood effect flooring, radiator, door to:



DINING KITCHEN: 22'7 x 12'6, (6.88m x 3.81m), a fabulous, extended family dining kitchen with double glazed French doors out to the garden, an elegant range of base, wall and drawer units, solid wood worktops, Belfast sink with mixer taps, Range cooker, stainless steel cooker hood, integrated dishwasher, tiled splashbacks, vertical radiator, Velux window, laminate flooring, door to:



UTILITY ROOM: 9'0 x 5'3, (2.74m x 1.6m), fitted wall units, roll edge worktops, plumbing for automatic washing machine, wood effect flooring

BEDROOM THREE: (rear): 12'0 x 6'5, (3.66m x 1.96m), Velux window, spotlights to ceiling, wood effect flooring, vertical radiator



FIRST FLOOR LANDING AREA: airing cupboard housing combination boiler, loft access, spotlights to ceiling, door to:

BEDROOM ONE: (front): 13'5 x 8'7, (4.09m x 2.62m), double wardrobe with ample hanging and storage space, feature panelling, laminate flooring, radiator, double glazed window

BEDROOM TWO: (rear): 10'7 x 9'1, (3.22m x 2.77m), double glazed window, radiator

BATHROOM: 8'9 x 7'0, (2.67m x 2.13m), luxurious, re-fitted bathroom, comprising of, freestanding bath, separate shower cubicle with chrome shower and forest waterfall spray, on-bench, contemporary, vanity sink unit with mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, spotlights to ceiling, double glazed window, radiator

EXTERNALLY: beautiful, substantially improved and landscaped garden with raised patio, steps down to, lawn, borders, side patio, outhouse, outside tap and electrics, gated access through to the front driveway

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway & EV charging point

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.

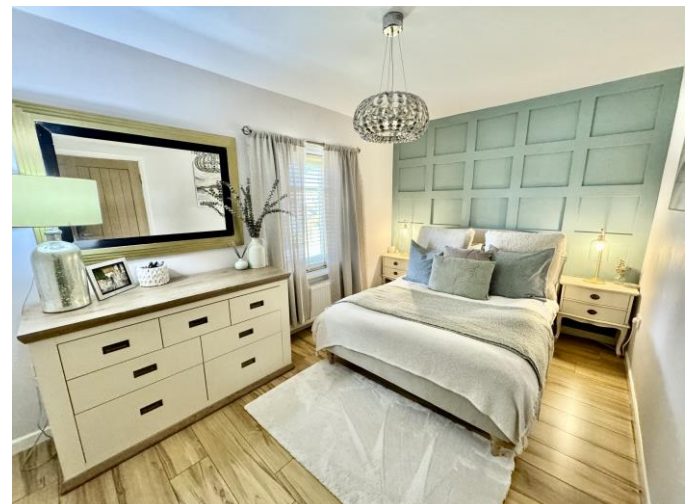
TENURE

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: D

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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.

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