



## Kirkley Road Shiremoor

A fabulous, semi-detached family home, perfectly located for the Metro, local schools, shops and major transport links. This location is also excellent for those needing to commute to the Cobalt Business Park and Silverlink. Beautifully presented and updated throughout, with an impressive, light and airy hallway, 19'6 lounge dining room with ample light, patio doors to the garden and newly fitted carpets, stylish and contemporary kitchen with integrated appliances, conservatory with French door out to the garden area. There are two large double bedrooms to the first floor, the principle, bedroom with fitted storage. Gorgeous, re-fitted contemporary bathroom with shower. Private and enclosed rear garden with a sunny South-Easterly aspect, lawn, shed and patio. Generous front garden with potential for a driveway, subject to dropped kerb and consents. Gas radiator central heating system, double glazing, no onward chain.

# £149,950

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# Kirkley Road

## Shiremoor

Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** a light and airy hallway, with turned feature staircase up to the first floor, radiator, under-stair cupboard, tiled floor, door to:

**LOUNGE/DINING ROOM:** (dual aspect): 19'6 x 11'0, (5.94m x 3.35m), a gorgeous, light and airy lounge/dining room with measurements into double glazed bow window, double glazed doors opening out to the garden area, two radiators



**KITCHEN:** (rear): 10'0 x 8'3, (3.05m x 2.58m), a gorgeous and stylish re-fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, single drainer sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, plumbed for automatic washing machine, brick effect tiling, double glazed window, tiled floor, double glazed door with full pane through to:



**CONSERVATORY:** 8'8 x 7'6, (2.54m x 2.29m), pleasantly overlooking the rear garden and with French doors opening out, tiled floor

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

**BEDROOM ONE:** (front): 14'2 x 10'1, (4.32m x 3.33m), maximum measurements, large storage cupboard housing recently replaced combination boiler, double glazed window, radiator

**BEDROOM TWO:** (rear): 10'8 x 9'2, (3.25m x 2.79m), storage cupboard, radiator, double glazed window



**FAMILY BATHROOM:** stunning family bathroom, re-fitted and comprising of, bath with mixer taps, chrome shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, double glazed window, tiled floor, fully tiled walls, radiator

**EXTERNALLY:** lovely, enclosed, private rear garden with lawn, patio and shed, side gate providing access to the generous front garden area, fenced and gated

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: On Street

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: C**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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