



## Dukesfield Shiremoor

A beautiful, three story family home with gorgeous South facing garden, driveway and garage. Located on the highly sought after Dukesfield, close to the Metro, local schools, shops and transport. The commutes to major transport links, the Cobalt and Silverlink are also excellent! This lovely home is Freehold and available with no onward chain. Beautifully presented with entrance lobby, front facing lounge, contemporary dining kitchen with stylish units, integrated appliances and French doors out to the garden, downstairs cloaks/wc.. To the first floor there are two spacious bedrooms, both generous sizes, modern family bathroom and potential study area with stairs up to the second floor. The principle bedroom is a fabulous size with fitted triple wardrobe and gorgeous en-suite shower. The garden is sunny and low maintenance with direct access to the rear driveway and garage, with power and lighting.

# £215,000

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Double Glazed Entrance Door to:

**ENTRANCE LOBBY:** staircase to the first floor, radiator, door to:

**LOUNGE:** (front): 13'6 x 10'3, (4.12m x 3.12m), tastefully presented lounge with double glazed window, radiator, under-stair cupboard, door to:



**DINING KITCHEN:** (rear): 13'4 x 10'0, (4.06m x 3.30m), fabulous dining kitchen with contemporary and stylish kitchen, incorporating a range of base, wall and drawer units, complimentary worktops, integrated electric oven, gas hob, cooker hood, integrated fridge and freezer, dishwasher and washer/dryer, one and a half bowl sink unit with mixer taps, spotlights to ceiling, double glazed window, radiator, double glazed French doors opening out to the rear garden, door to:

**DOWNSTAIRS CLOAKS/WC.:** pedestal washbasin, low level w.c. with push button cistern, radiator, tiled floor, spotlights to ceiling, extractor fan

**FIRST FLOOR LANDING AREA:** radiator, turned staircase up to the second floor, door to:

**FAMILY BATHROOM:** 6'2 x 6'5, (1.88m x 1.96m), stylish family bathroom, comprising of, bath with mixer taps, electric shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled shower area and splashbacks, spotlights to ceiling, radiator



**BEDROOM TWO:** (rear): 13'6 x 8'3, (4.12m x 2.52m), radiator, double glazed window, storage cupboard

**BEDROOM THREE:** (front): 9'5 x 6'5, (2.87m x 1.96m), radiator, double glazed window

**STUDY AREA:** (front): 6'6 x 5'1, (1.98m x 1.55m), staircase to second floor, double glazed window

**SECOND FLOOR:**

**BEDROOM ONE:** (front): 14'0 x 13'5, (4.27m x 4.09m), maximum measurements, loft access, gorgeous principle, room with triple wardrobe providing ample hanging and storage space, radiator, door to:



**EN-SUITE SHOWER ROOM:** fabulous, light en-suite with shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, radiator, tiled shower area and splashbacks, Velux window, radiator

**EXTERNALLY:** gorgeous, South facing garden, low maintenance with decking, feature gravelling, artificial lawn, outside tap, gated access to the rear driveway and garage, with up and over door, lighting and electrics, front garden



**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Main
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre to Premises
- Mobile Signal Coverage Blackspot: No
- Parking: Garage/Driveway

**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: C**

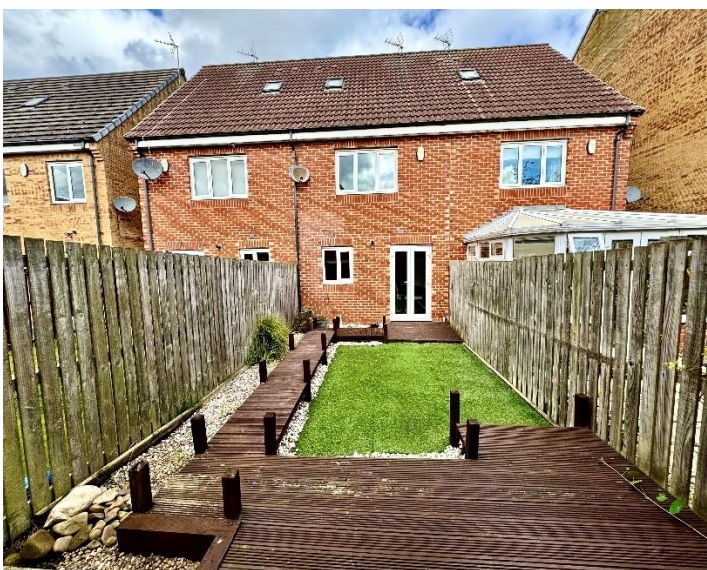
**EPC RATING: C**

WB4326.AI.DB.24.09.2024.V.1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	77	
(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.

**16 Branches across the North-East**

