



Dukesfield Shiremoor

This beautiful, family semi-detached family home is superbly located, close to local schools, shops, bus routes, Metro and major transport links, including the A19 North and South, A1058, Cobalt Business Park and the Silverlink. You are welcomed into the hallway and through to the spacious lounge with feature, turned staircase to the first floor, gorgeous dining kitchen with integrated appliances and French doors out to the garden, downstairs cloaks/wc. The first floor landing area opens into three bedrooms, the principle bedroom with fitted storage and contemporary, stylish en-suite shower room. Fabulous modern bathroom, garden to the front and side, garage with rear utility space, excellent for a utility or home working space, front driveway, additional parking bay.

£249,950

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Double Glazed Entrance Door to:

ENTRANCE HALL: radiator, door to:

DOWNSTAIRS CLOAKS/W.C.: low level w.c. with recessed flush, pedestal washbasin with mixer taps, radiator, contemporary flooring

LOUNGE: (front): 15'8 x 11'4, (4.78m x 3.45m), (maximum measurements), feature, turned staircase to the first floor, two radiators, double glazed window, under-stair cupboard, door to:

DINING KITCHEN: (rear): 15'6 x 11'3, (4.72m x 3.43m), gorgeous, family dining kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, stainless steel cooker hood, one and a half bowl sink unit with mixer taps, integrated fridge/freezer, dishwasher, radiator, tiled splashbacks, double glazed window, mirrored wall

FIRST FLOOR LANDING AREA: door to:

BEDROOM ONE: (rear): 11'3 x 8'1, (3.43m x 2.46m), radiator, double glazed window, two storage cupboards, door to:

EN-SUITE SHOWER ROOM: contemporary and stylish en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled shower area and splashbacks, wood effect flooring, radiator

BEDROOM TWO: (front): 8'5 x 6'6, (2.57m x 1.68m), radiator, double glazed window

BEDROOM THREE: (front): 6'7 x 6'6, (2.0m x 1.98m), radiator, double glazed window

BATHROOM: 8'5 x 5'6, (2.57m x 1.68m), a gorgeous, modern family bathroom showcasing, bath with mixer taps, pedestal washbasin with mixer taps, low level w.c. with push button cistern, wood effect flooring, tiled splashbacks, radiator



EXTERNALLY: private and enclosed rear garden, not directly overlooked, with paving, lawn, side garden area with shed, entrance to garage also incorporating:

UTILITY AREA/WORKSPACE: 8'6 x 3'9, (2.59m x 1.14m), modern flooring, electric and lighting, garage area with door. Front driveway, additional parking bay

PRIMARY SERVICES SUPPLY

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

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

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: 125 years from 01 January 2007 108 years remaining

Ground Rent: £170 per annum payable to First Port

COUNCIL TAX BAND: C

EPC RATING: B

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	81	
(69-80) C		
(55-68) D		
(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

