



## Honiton Way North Shields

Immaculate and beautifully presented semi-detached property, loved by the current family for many years. Light and airy throughout with ample outdoor space, the side and rear garden having been re-designed to include, artificial lawn, patio, brick storage and gated access out to the front garden and to the rear parking area. Impressive hallway with feature panelling and stylish flooring, lounge with feature panelling, stunning re-fitted dining kitchen with stylish and contemporary units, Quartz worktops, integrated appliances and access out to the garden area. Landing area, three bedrooms, two with attractive fitted wardrobes providing ample hanging and storage space, luxurious family bathroom with forest waterfall shower and fully tiled floor and walls. This lovely home also comes with the benefit of no onward chain. Located close to local schools, bus routes, shops and with excellent transport links close by to the Silverlink, Cobalt Business Park, A1058 City Centre and A19 North and South.

**£175,000**

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SAYER

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** three pillar radiator, spotlights to ceiling, under-stair cupboard, feature panelling, wood effect laminate flooring, door to:

**LOUNGE:** (front): 13'0 x 11'14, (3.96m x 3.45m), beautifully presented lounge with feature panelling, three pillar radiator, double glazed window, wood effect flooring



**DINING KITCHEN:** (rear): 17'3 x 9'4, (4.26m x 2.84m), a stunning, re-fitted family dining kitchen, re-designed and elegant with a range of contemporary and stylish base, wall and drawer units, Quartz worktops, gas Range cooker, (negotiable), integrated fridge freezer and dishwasher, cooker hood, plumbed for automatic washing machine, two pillar radiator, laminate flooring, two double glazed windows, double glazed door out to the garden area, sink unit with hot and cold mixer taps

**FIRST FLOOR LANDING AREA:** spotlights to ceiling, door to:



**BEDROOM ONE:** (front): 12'8 x 10'4, (3.85m x 3.14m), including depth of attractive sliding mirrored wardrobes, radiator, double glazed window, laminate flooring

**BEDROOM TWO:** (rear): 10'4 x 9'6, (3.4m x 2.77m), including depth of attractive, mirrored wardrobes, laminate flooring, radiator

**BEDROOM THREE:** (front): 9'7 x 6'5, (2.92m x 1.96m), maximum measurements, radiator, laminate flooring, double glazed window



**BATHROOM:** outstanding, re-fitted family bathroom, comprising of, bath with mixer taps, chrome shower with additional forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, feature tiling to walls, chrome ladder radiator, spotlights to ceiling, double glazed window, tiled floor

**EXTERNALLY:** beautiful gardens to the front, side and rear. The rear garden with patio areas, artificial lawn, brick built large storage, decked patio, fencing, gated access to the front garden, privacy hedging, gated access to the rear lane with ample on-street parking, outside tap

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Superfast Fibre
- 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

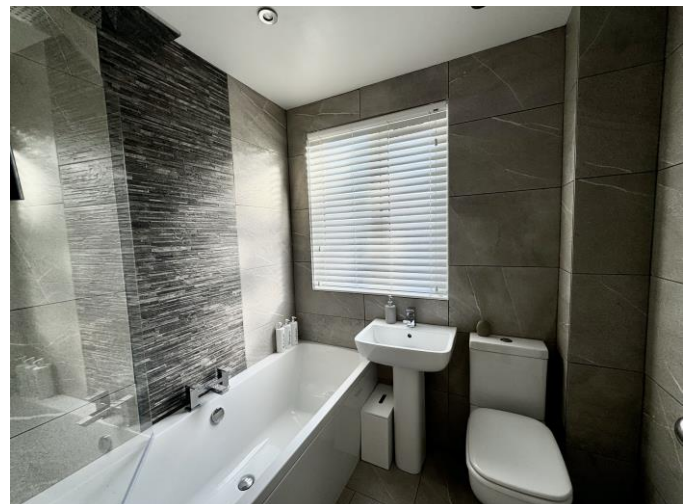
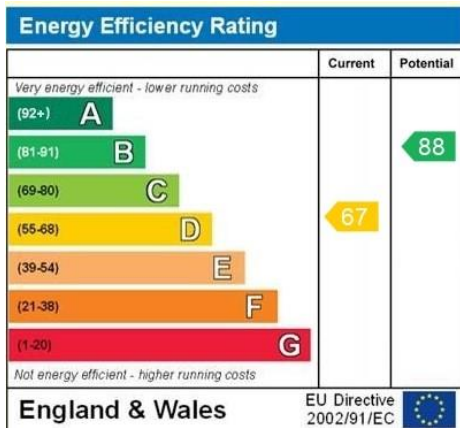
**TENURE**

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: B**

**EPC RATING: D**

WB2732.AI.DB.22.10.2024.V.1





**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**

